

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*16 Ellerker Rise, Willerby, East Yorkshire, HU10 6EY*

- 📍 Semi Detached Bungalow
- 📍 Very Popular Location
- 📍 2 Bedrooms
- 📍 Council Tax Band = C
- 📍 Rear Conservatory
- 📍 Attractive Garden
- 📍 Viewing Recommended
- 📍 Freehold/EPC = D

*Offers Over £215,000*



## INTRODUCTION

This well presented two bedroomed semi detached bungalow stands in a convenient location, well placed for Willerby's surrounding shops and amenities. Well cared for over the years, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, fitted kitchen, two bedrooms, rear conservatory and modern shower room. Gas fired central heating and uPVC framed double glazing is installed. Outside a garden lies to the front adjacent to which a side drive provides parking. The attractive rear garden has a shaped lawn with shrub borders. Viewing is very much recommended.

## LOCATION

Ellerker Rise is a particularly attractive street scene situated off Well Lane close to its junction with Main Street. Willerby is one of the areas most popular residential locations situated to the western side of Hull. The villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, shopping parks, recreational facilities and amenities in addition to well reputed schooling which lies nearby. Willerby shopping park is within easy walking distance and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and Beverley in addition to convenient access towards the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE LOBBY

With cloaks cupboard housing gas fired central heating boiler.

## LOUNGE

15'7" x 11'3" approx (4.75m x 3.43m approx)

Window to front elevation, marble fireplace to chimney breast.



## KITCHEN

9'4" x 7'0" approx (2.84m x 2.13m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces incorporating one and a half sink and drainer, integrated oven, hob with extractor hood above. There is also a dishwasher, washing machine, tumble dryer and fridge freezer which are included. Window to side elevation.



## BEDROOM 1

9'2" x 11'7" approx (2.79m x 3.53m approx)

Upto face of fitted wardrobes running to one wall.



## BEDROOM 2

10'1" x 9'0" approx (3.07m x 2.74m approx)

Double doors opening through to the conservatory.



## CONSERVATORY

11'5" x 9'1" approx (3.48m x 2.77m approx)

Overlooking the rear garden with double doors leading outside. Tiled flooring.



## SHOWER ROOM

With fitted furniture housing a concealed flush WC and wash hand basin, separate shower cubicle, tiling to the walls, heated towel rail.





## OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides off street parking. A very pleasant garden extends to the rear incorporating a large paved patio with shaped lawn beyond and shrub borders.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

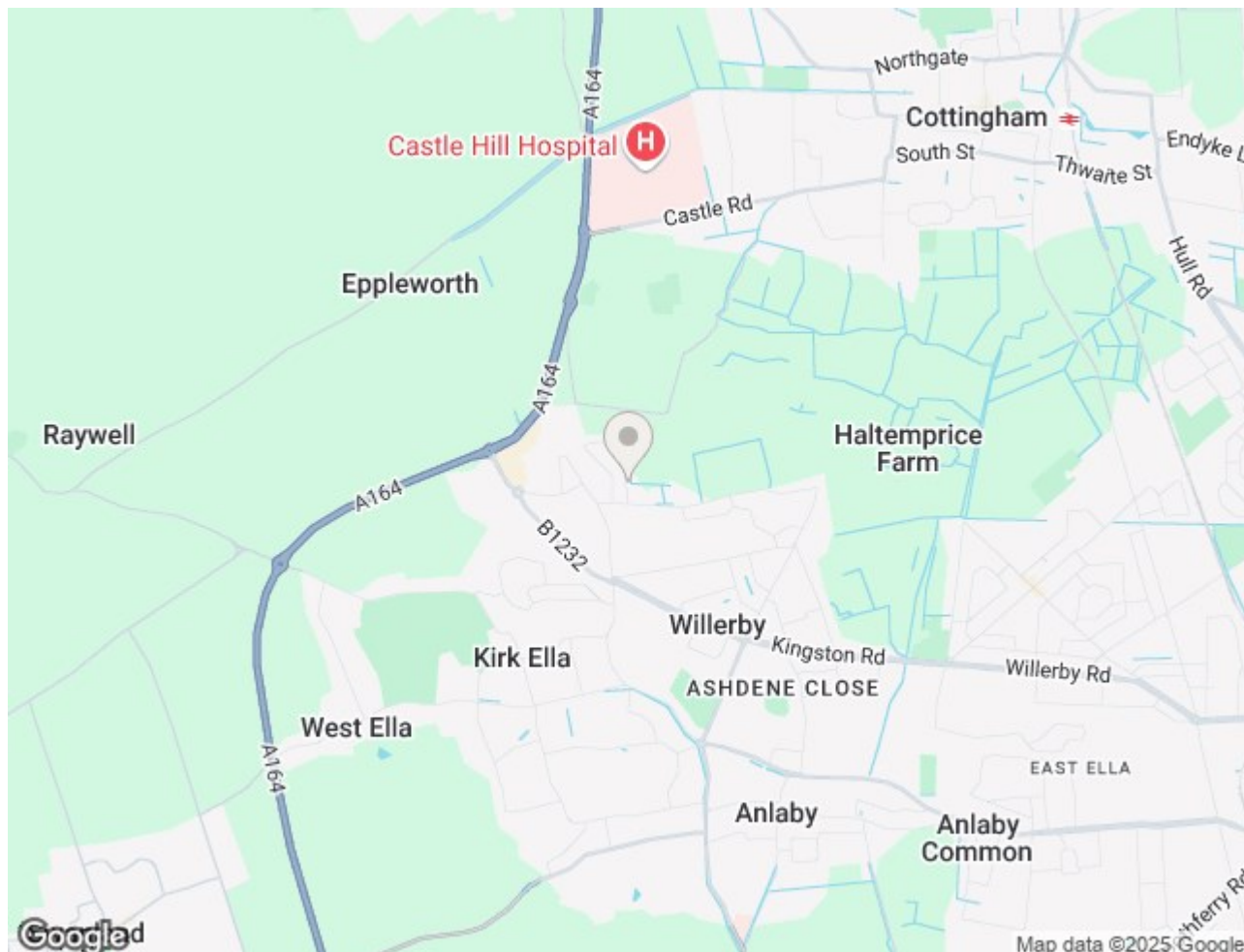
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

