

Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982

info@limbestateagents.co.uk

limbestateagents.co.uk

**Limb**  
MOVING HOME



*42 Riplingham Road, Kirk Ella, East Yorkshire, HU10 7TP*

- 📍 Period Semi Detached
- 📍 Amazing Extension
- 📍 4 Bedrooms
- 📍 Council Tax Band = F

- 📍 Open Plan Living Kitchen
- 📍 Great Family Home
- 📍 Stunning Open Aspect
- 📍 Freehold/EPC = D

£469,950

## INTRODUCTION

We are delighted to offer for sale this stunning period semi detached house which has been significantly extended to provide the best of modern living making this a wonderful family home. In one of the areas most desirable locations, the property backs onto fields and enjoys an attractive view particularly from upstairs together with the fairways of Brough Golf Club being across the road to the front. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C, lounge, sitting room and a superb rear extension which provides further living/dining space and links into the kitchen complete with an AGA. The layout provides spaces to retreat to or fabulous open plan space as a combination of sliding and bi fold doors open to a span of approximately 45ft. from front to back.. At first floor are four bedrooms, one with a glazed gable providing far reaching views across the garden and beyond. The bedrooms are served by a stylish bathroom complete with a spa bath plus separate shower and there is indeed a further separate shower room. The accommodation benefits from gas fired central heating to radiators and there is uPVC framed double glazed windows. Outside the property enjoys an established garden to both front and rear. The property is approached across a driveway which returns in front of the house and provides good parking. Directly to the rear of the house lies an extensive paved terrace which leads to the lawned garden beyond supplemented by shrubbery. There is also a very useful shed/summerhouse.

## LOCATION

Riplingham Road is one of the areas' prime locations which lies opposite to Hull Golf Club and has fields to the rear. The immediate villages of Kirk Ella, Willerby and Anlaby lie to the western side of Hull and offer an excellent range of shops, recreational facilities and amenities. Kirk Ella has a well reputed primary school with secondary schooling at nearby Wolfreton School and Sixth Form College. A number of public schools are also available such as Tranby, Hessle Mount and Hymers College. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley, in addition to convenient access to the A63 leading to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approx. 15 minutes drive at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low level W.C..

## LOUNGE

15'2" x 15'6" approx (4.62m x 4.72m approx)

Into deep bay window to the front elevation. A lovely room with moulded coving and ceiling rose. There is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire, bookshelves to alcoves. Sliding doors open through to the sitting room.



## SITTING ROOM

15'3" x 12'6" approx (4.65m x 3.81m approx)

Accessed from hall, lounge and living area. Bi fold doors slide back to provide an open flow through to the living area.



## LIVING AREA/DINING

23'3" x 20'0" approx (7.09m x 6.10m approx)

Measurements into bay window to the rear complete with bi fold doors opening out to the paved patio. A superlative space with part vaulted ceiling and a lovely aspect across the rear garden and beyond. Velux windows to the roof allow light to flood in. This is an ideal space to relax/entertain in with plenty of space for settees and dining suite.





## KITCHEN

In an open plan style through to the living area, the kitchen has a selection of fitted floor and wall units with complimented by timber and contemporary work surfaces including a breakfast bar return. At the heart of the kitchen is a gas fired AGA plus there is an integrated microwave, larder fridge, separate freezer and dishwasher. A twin ceramic sink has a mixer tap.



## FIRST FLOOR

## LANDING

With window to side elevation.



## BEDROOM 1

14'4" x 15'9" approx (4.37m x 4.80m approx)  
 Into bay window to front elevation.



## BEDROOM 2

18'8" x 12'5" approx (5.69m x 3.78m approx)

With a striking glazed gable which provides far reaching views across the garden and beyond. The room is part vaulted and access can be gained to a large "walk in" cupboard.



## VIEW TO REAR



## CUPBOARD

6'6" x 6'6" approx (1.98m x 1.98m approx)

Ideal for storage purposes and also providing potential to be converted into an en-suite.

### BEDROOM 3

11'5" x 9'7" approx (3.48m x 2.92m approx)

With window to rear elevation. Fitted cupboards, vanity wash hand basin.



### BEDROOM 4

10'3" x 8'9" approx (3.12m x 2.67m approx)

Corner windows to front elevation.

## BATHROOM

10'6" x 7'0" approx (3.20m x 2.13m approx)

A contemporary bathroom comprising a low level W.C., designer circular wash hand basin upon a cabinet, large shower area and a spa bath, tiling to the walls, heated towel rail.



## SHOWER ROOM

With suite comprising shower cubicle, wash hand basin in cabinet, low level W.C., tiled surround.



## OUTSIDE

A block set driveway leads to the front and side of the house and a lawned garden is complimented by hedges and shrubbery. Directly to the rear of the house lies an extensive paved terrace which leads to a lawned garden complimented by shrubbery. The rear garden adjoins a farmers field and therefore has an open aspect. There is also a very useful summerhouse/storage shed.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, 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

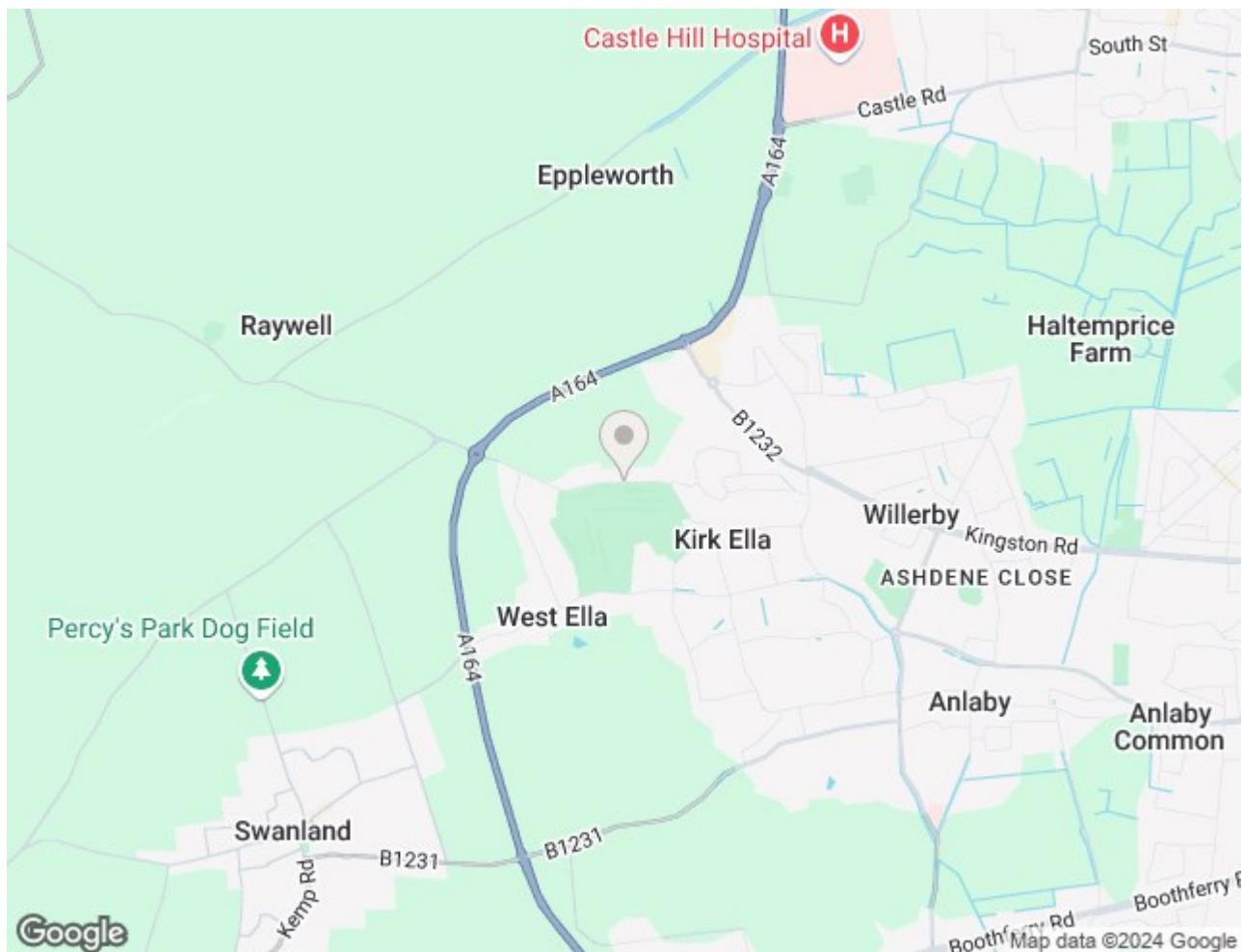
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	