

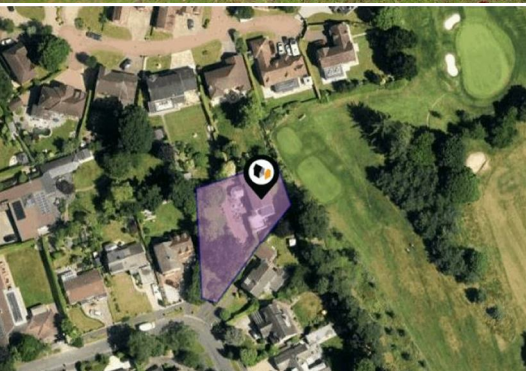
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**Limb**  
MOVING HOME



*44 The Fairway, West Ella, East Yorkshire, HU10 7SB*

- 📍 Redevelopment Opportunity
- 📍 Prime Location
- 📍 Adjoins the Golf Course
- 📍 Site of Approx. 0.3 Acre
- 📍 Current 4 Bed Detached
- 📍 Tremendous Potential
- 📍 Council Tax Band = G
- 📍 Freehold/EPC = C

*Offers Over £625,000*



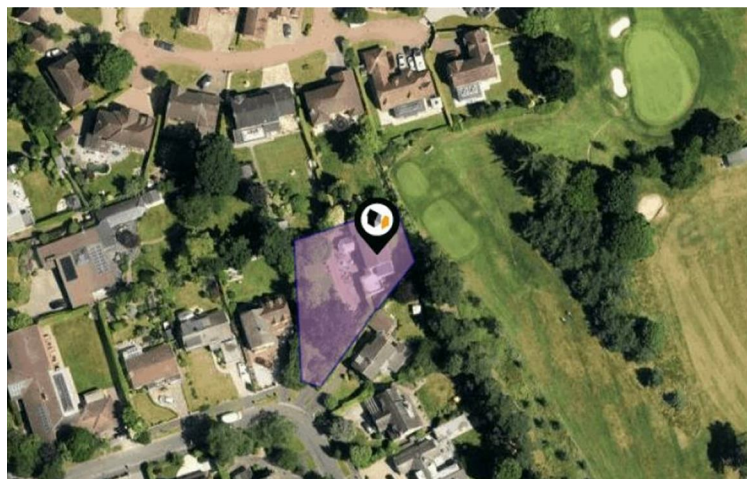
## INTRODUCTION

A tremendous redevelopment opportunity next to the fairways of Hull Golf Course. This detached house stands in a site of around 0.3 acre to one corner of The Fairway off Elveley Drive, within the prime residential location of West Ella. The existing house provides 4/5 bedrooms but is ready for an overhaul or indeed affords significant potential for redevelopment, subject to appropriate permissions. The property overlooks the tee and fairway of the ninth hole of this prestigious golf club and so much more could be made of the view with extension, remodelling or rebuild. The current accommodation is depicted on the attached floorplan and has the benefit of central heating and double glazing. A gated entrance opens to the sweeping driveway which provides great parking and access to a tandem length garage. The gardens primarily enjoy a south westerly aspect.



## LOCATION

The property is located to a corner plot within The Fairway off Elveley Drive which runs between West Ella Road and Riplingham Road in the desirable area of West Ella. The surrounding area of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly-refurbished Haltemprice Sports Centre. St Andrews School and Wolfreton secondary school can be found nearby. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.



## ACCOMMODATION

## ENTRANCE PORCH

## HALLWAY



## CLOAKS/W.C.

## LOUNGE

22'3" x 13'0" approx (6.78m x 3.96m approx)  
With feature fire surround with 'living flame' gas fire. Patio doors to rear. Double doors through to the conservatory.



## CONSERVATORY

19'6" x 11'3" approx (5.94m x 3.43m approx)  
Overlooking the gardens with doors leading out.





## DINING AREA

10'6" x 9'8" approx (3.20m x 2.95m approx)  
Window to rear. Open plan in style through to breakfast kitchen.

## BREAKFAST KITCHEN

23'0" x 15'0" approx (7.01m x 4.57m approx)  
Having a selection of fitted units and appliances, window to rear and external access door out.



## UTILITY

6'9" x 7'6" approx (2.06m x 2.29m approx)  
(water damage to ceiling).

## SITTING ROOM

15'9" x 16'6" approx (4.80m x 5.03m approx)  
Double doors to front, window to rear elevation. (water damage to ceiling).

## FIRST FLOOR

## LANDING

## BEDROOM 1

18'8" x 13'0" approx (5.69m x 3.96m approx)  
With fitted wardrobes, window to front elevation.



## DRESSING ROOM

## EN-SUITE BATHROOM

With W.C., wash hand basin and bath.



## BALCONY

Overlooking the golf course.

## BEDROOM 2

13'0" x 10'4" approx (3.96m x 3.15m approx)

Fitted wardrobes.

## BEDROOM 3

17'4" x 10'4" approx (5.28m x 3.15m approx)

Fitted wardrobes and access to a shower room. Window overlooking the golf course to the rear.

## BEDROOM 4

13'0" x 7'9" approx (3.96m x 2.36m approx)

Window to front elevation.

## DRESSING AREA

With wardrobe.

## BATHROOM

8'10" x 7'3" approx (2.69m x 2.21m approx)

With cast bath, wash hand basin.

## W.C.

Low level W.C..



## OUTSIDE

The property occupies a corner style plot of approximately 0.3 acre with a gated entrance. A sweeping block set driveway provides excellent parking and access to the tandem length garage. The gardens extend to the south and west elevations. To the rear lies a garden which adjoins the golf course.



## DRIVEWAY



## CONSTRUCTION

It is understood that the property is of timber frame construction.

## HEATING

Gas fired central heating to radiators.

## DOUBLE GLAZING

There is double glazing installed although some windows have failed.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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

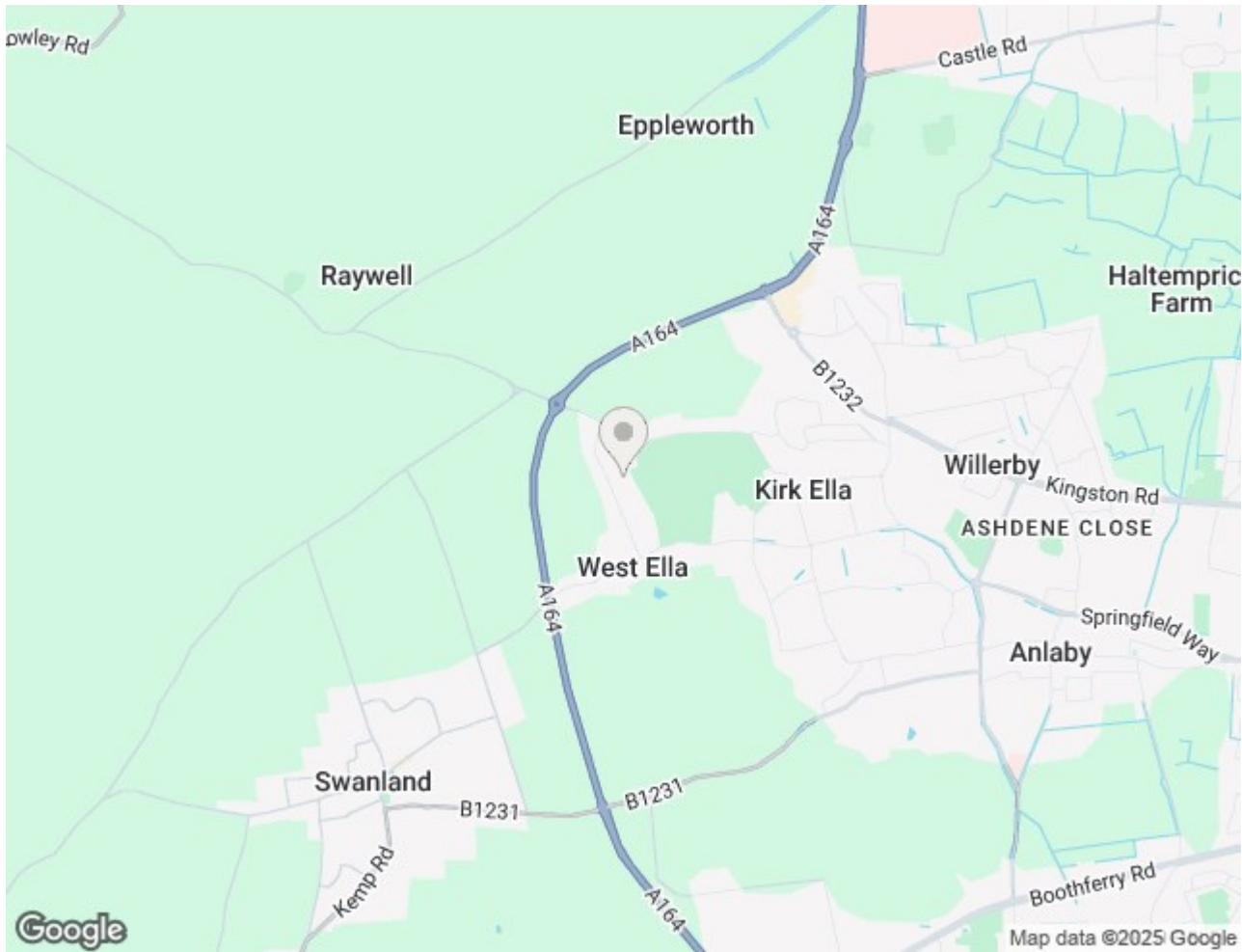
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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








Total area: approx. 284.8 sq. metres (3066.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	