

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



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

📍 Significantly enhanced

📍 Detached House

📍 Fabulous Location

📍 Council Tax Band F

📍 4 Beds/3 Baths

📍 Open Plan Kitchen

📍 Lovely Garden

📍 Freehold/EPC =

**£645,000**

## INTRODUCTION

This attractive detached property has been significantly enhanced by the current owners and affords highly desirable family accommodation having four bedrooms, two being ensuite. The property also enjoys a contemporary open plan kitchen layout into a dining area and living space which is in addition to the separate formal lounge. A particular feature is the location close to the village centre, being opposite the prestigious Hull Golf Club to the front and adjoining fields to the rear. An auto gated entrance opens to the large parking forecourt and a driveway leads to a single garage with an automatic garage door. There is also power to the garage. The long rear garden is predominantly lawned complimented by quality paved patio areas and adjoins open fields to the rear. In all, a very attractive home of which early viewing is recommended.

## 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 Wolfraton 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

An oak entrance door within a bespoke oak frame opens to the

## ENTRANCE HALL

14'0" x 9'6" approx (4.27m x 2.90m approx)

A spacious hallway with a return staircase leading up to the first floor and cupboard beneath, LVT herringbone oak flooring.







## LOUNGE

13'0" x 15'7" approx (3.96m x 4.75m approx)

In to deep bay window to front elevation. The chimney breast houses a stunning limestone fire surround with "living flame" gas fire in a grate.



## KITCHEN AREA

16'0" x 12'10" approx (4.88m x 3.91m approx)

A contemporary kitchen which is open plan in style to a living space and dining area. Wide aluminium sliding patio doors provide access out to the terrace. The kitchen has a range of dual toned base and wall mounted units with Minerva work tops and matching island. There is an undercounter one and a half sink with professional mixer tap. The island houses a range cooker and there is a ceiling mounted extractor hood above. Integrated appliances include a dishwasher and wine chiller. There is a central chimney breast which houses a dual aspect modern log burner with oak beam. Open access is available to either side of the chimney breast linking into the living/dining space.



## LIVING/DINING AREA

25'0" x 9'5" approx (7.62m x 2.87m approx)  
With LVT herringbone oak flooring and sliding patio doors opening out to the rear terrace.



## W.C./UTILITY

With low level W.C., wash hand basin, plumbing for automatic washing machine, LVT herringbone oak flooring.

## FIRST FLOOR

### LANDING

With attractive stain glass window to side.

### BEDROOM 1

13'0" x 15'7" approx (3.96m x 4.75m approx)

In to deep bay window to front elevation, fitted wardrobe.



### ENSUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, corner shower cubicle.





## BEDROOM 2

16'7" x 13'0" approx (5.05m x 3.96m approx)  
With fitted wardrobe, window to rear.



## ENSUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled floor.



## BEDROOM 3

15'3" x 9'5" approx (4.65m x 2.87m approx)  
With window to rear and side elevation, fitted wardrobe.



## BEDROOM 4

9'5" x 7'0" approx (2.87m x 2.13m approx)  
Window to front elevation.



## BATHROOM

8'9" x 6'0" approx (2.67m x 1.83m approx )  
A luxurious bathroom with suite comprising an oval bath, separate shower cubicle, low level W.C. and wash hand basin, heated towel rail.





## OUTSIDE

An auto gated entrance opens to the large parking forecourt and a driveway leads to a single garage with an automatic garage door. There is also power to the garage. The long rear garden is predominantly lawned complimented by quality paved patio areas and enjoys an open aspect across fields to the rear. In all, a very attractive home of which early viewing is recommended.



## REAR



## 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

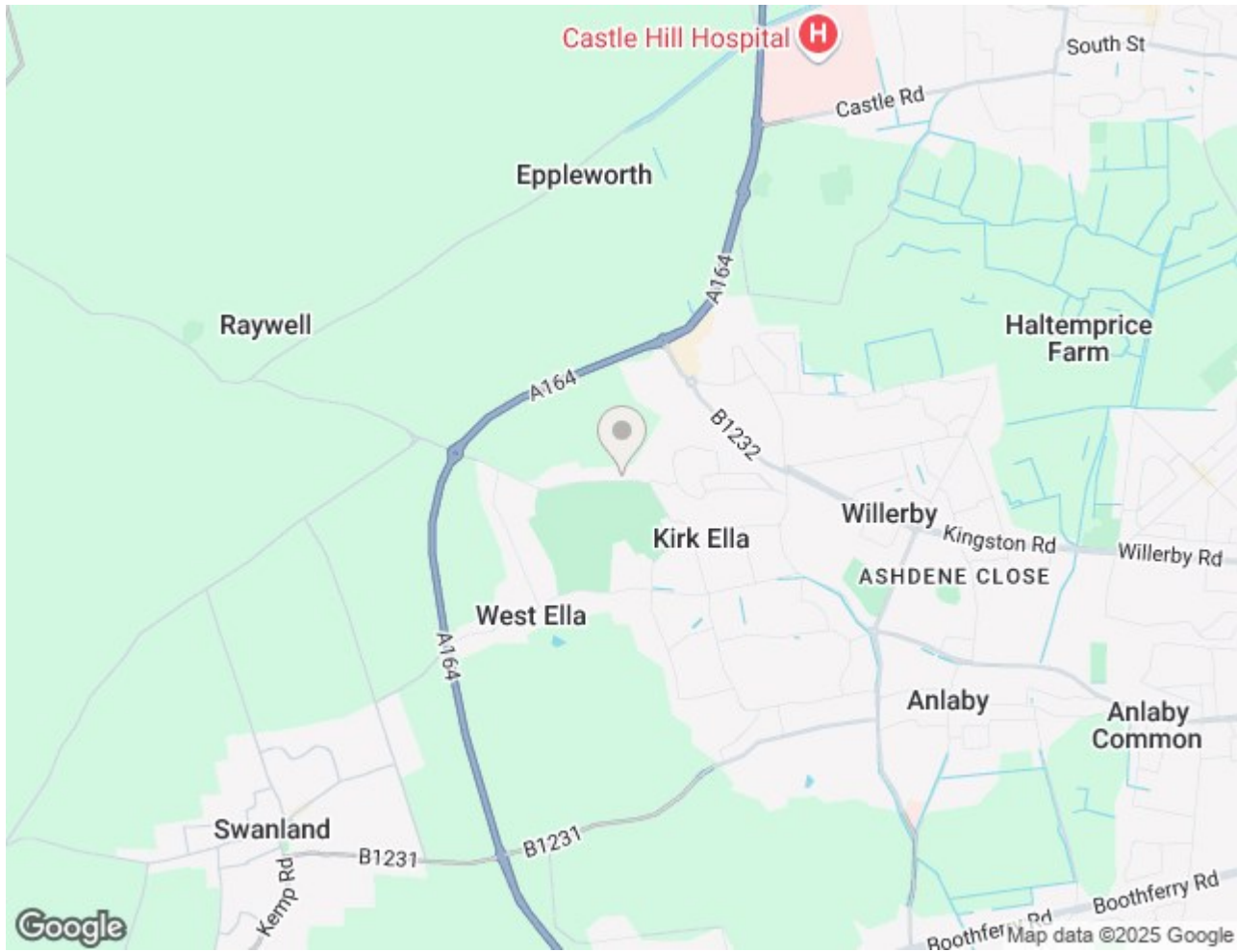
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

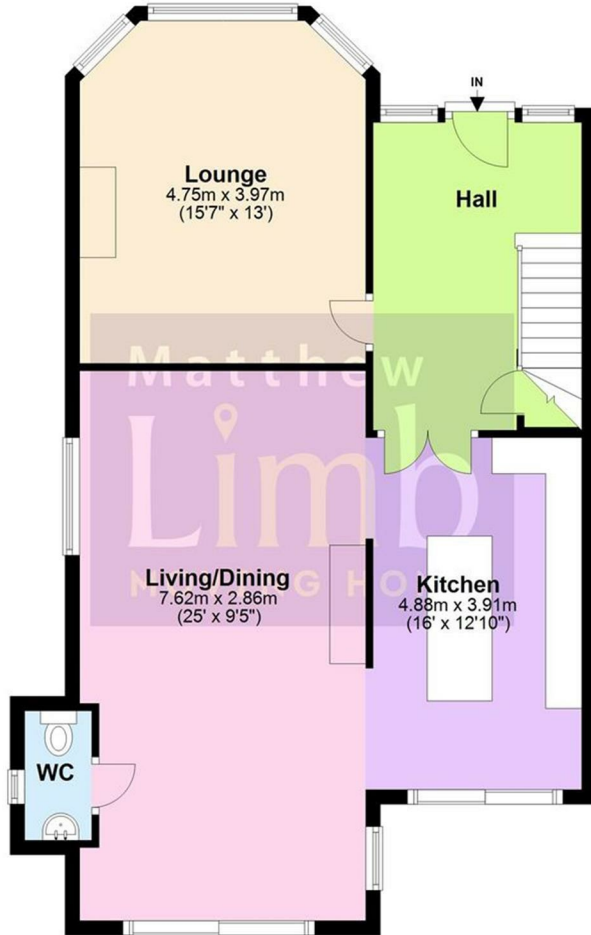
SELLERS NAME(S) .....





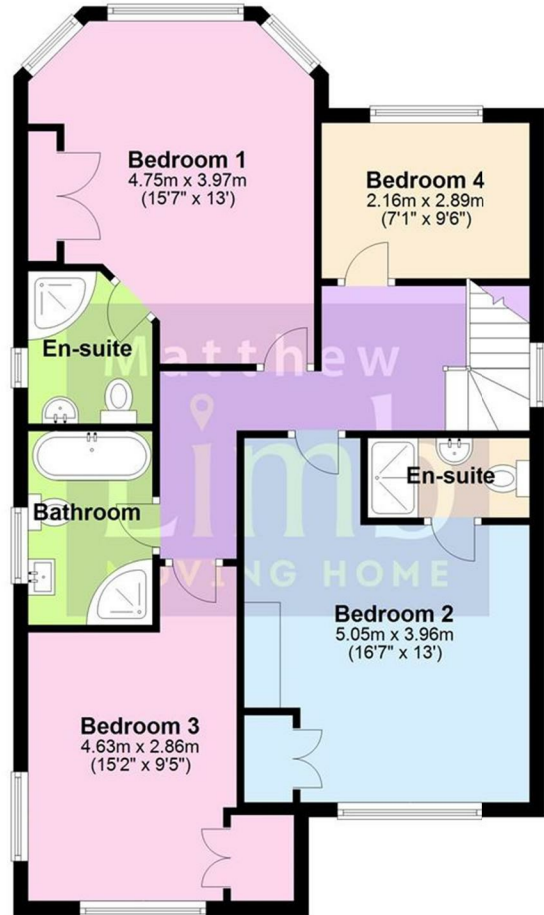
## Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)




## First Floor

Approx. 75.4 sq. metres (811.7 sq. feet)



Total area: approx. 153.1 sq. metres (1648.5 sq. feet)

## Energy Efficiency Rating

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