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Limb
MOVING HOME



30 Elveley Drive, West Ella, East Yorkshire, HU10 7RU

Impressive Detached House

Ideal Family Home

Sizeable Plot

Council Tax Band = F

Gated & Great Parking

4 Bedrooms

Double Garage

Freehold/EPC = C

£548,500

INTRODUCTION

If you are looking for a great family home in a highly desirable location, this surely fits the bill. With a good sized plot, an impressive gated entrance opens to a large parking forecourt with further space to either side of the house. An automated door opens to the store garage. The rear garden provides an extensive patio with lawn beyond. The accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, central hallway, cloaks/W.C., formal lounge, garden room/dining area, extended breakfast kitchen, snug/bed 5 and a very useful utility room. Upon the first floor are 4 good sized bedrooms served by a stylish 4 piece bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing.

Elveley Drive is one of the most desirable addresses in HU10 and a street which is lined with stunning individual homes running between West Ella Road to the south and Riplingham Road to the north.



LOCATION

The tree lined avenue of Elveley Drive runs between West Ella Road and Riplingham Road in the desirable village of West Ella. The surrounding villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice Sports Centre. St Andrew's junior school and Wolfreton secondary school can be found nearby, a number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. The property is conveniently placed for access to Hull City Centre, the Humber Bridge, the nearby town of Cottingham and the historic market town of Beverley. Convenient access to the A63 leading to Hull city centre to the east and the national motorway network to the west is available. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides a regular service to London Kings Cross.

ACCOMMODATION

Attractive quality composite door opens to:

INTERNAL ENTRANCE PORCH

An ideal area to kick boots and shoes off and hang coats. An internal door opens to the:

ENTRANCE HALL

An inner hallway with stairs leading up to the first floor and storage cupboard beneath.



W.C.

With wash hand basin and cabinet below, concealed flushed WC, tiling to walls and floor.

LOUNGE

A good sized lounge with window to side and further windows looking into the garden room. The focal point of the room is the limestone fire surround housing a remote control log effect gas fire. Wall mounted TV point.



SNUG/OFFICE/BED 5

Cantilever style bay window to front elevation.



BREAKFAST KITCHEN

An ideal family space having area for table and chairs and an array of fitted base and wall mounted units with worksurfaces. There is a one and half sink and drainer with mixer tap, an integrated 5 ring gas hob with extractor hood above, 2 x ovens, dishwasher, window overlooking the rear garden.





UTILITY CUPBOARD/STORE ROOM

With integrated fridge freezer.

GARDEN ROOM/DINING AREA

Accessed from the kitchen and situated to the rear of the house with glazing overlooking the lovely garden. Double doors open out to the rear terrace. There is also a large radiator for all year round use.



UTILITY ROOM

With fitted units, plumbing for automatic washing machine and space for further appliances, cupboard to corner housing gas fired central heating and boiler.

FIRST FLOOR

LANDING

Large picture window to front elevation, access to roof void.

BEDROOM 1

With an excellent range of fitted wardrobes and bedside drawers together with matching dressing table and drawers. Large window overlooking the rear garden.



BEDROOM 2

With a good range of fitted wardrobes and matching bedside drawers. Large picture window to rear elevation.



BEDROOM 3

Window to rear elevation.



BEDROOM 4

Window to front elevation. Fitted deep wardrobes.



BATH/SHOWER ROOM

With stylish suite comprising a low level W.C., wash hand basin, bath and separate shower area with rain head and hand held shower system. Tiling to the walls, heated towel rail.



OUTSIDE

The property has an impressive frontage to Elveley Drive having a brick wall with wrought iron railings to the perimeter. A matching sliding auto gate provides access to the extensive block set forecourt which provides multiple parking and turning space. There is also wide access to either side of the property. An automated door opens to the store garage.

An extensive paved terrace with wrought iron railing lies directly to the rear of the house with a good sized lawned garden beyond bounded by beech hedging and fencing.



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC double glazing.

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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

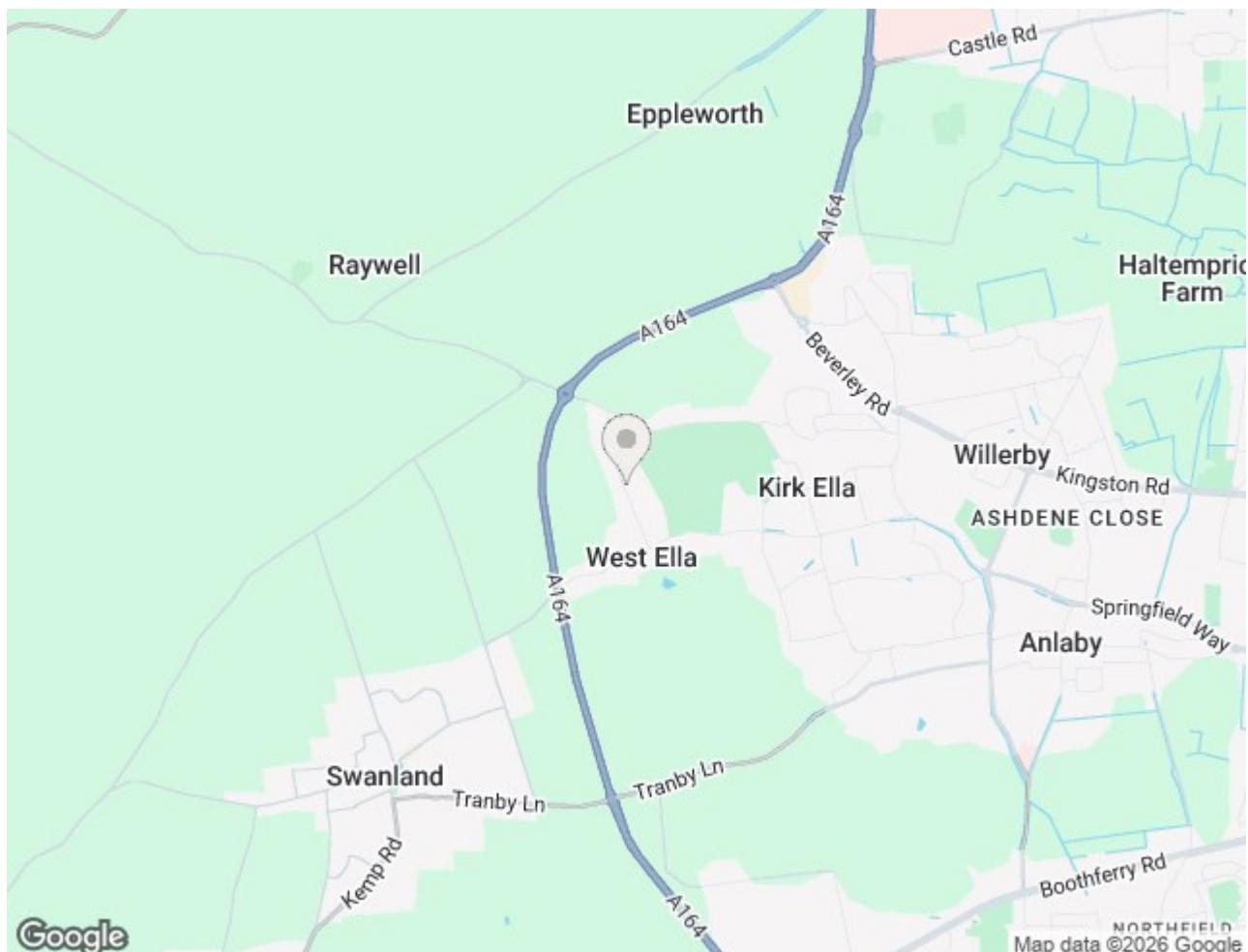
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

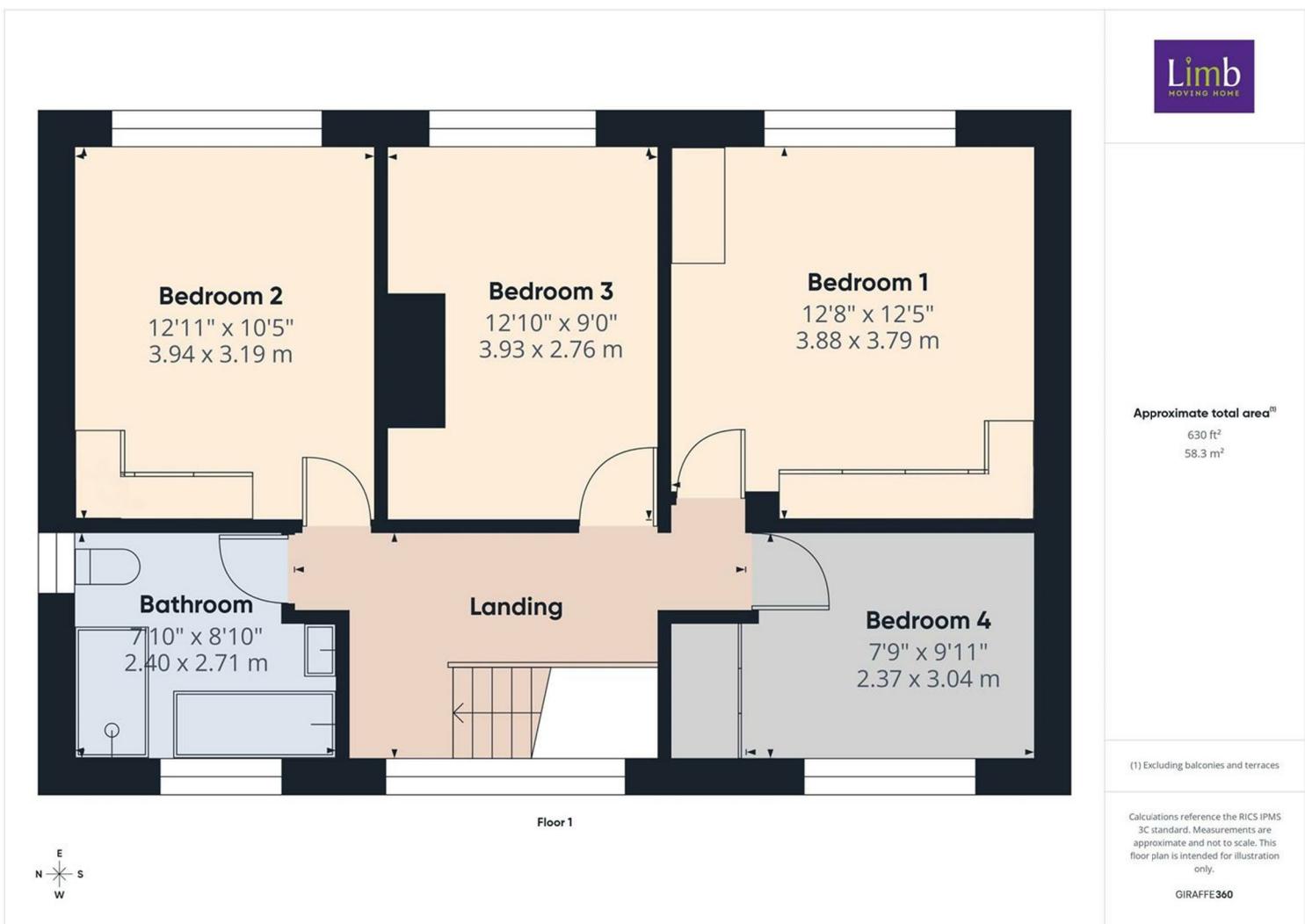
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

PROPERTY TO SELL?

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	