

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



*59 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QH*

- 📍 Stunning Semi-Detached
- 📍 Stylish Living
- 📍 Fabulous Living Kitchen
- 📍 Council Tax Band = D
- 📍 Three Bedrooms
- 📍 South Westerly Garden
- 📍 Extensive Drive & Double Garage
- 📍 Freehold / EPC = D

**£399,950**



## INTRODUCTION

Occupying a lovely corner position on Elms Drive and Church Lane is this stunning semi-detached property offering a stylish and contemporary living space. The highlight of the home is the open plan kitchen with granite worktops, central island, and bi-folding doors leading out to the south westerly rear garden. The lounge features a log burner and a large bay window, creating a warm and inviting space. The property offers three good sized bedrooms and a loft accessed via a fixed ladder staircase, perfect for storage or potential conversion. The bathroom is modern with bath and separate walk in shower.

The large corner plot allows for plenty of outdoor space, including a driveway for multiple vehicles and a double garage. There is also an EV charger installed.

Viewing is strongly recommended.



## LOCATION

The property is situated along Elms Drive at its junction with Church Lane, Kirk Ella. Situated to the west of Hull, Kirk Ella is one of the region's most sought after areas. A number of local shops, including a Post Office, are situated in the village centre and within the surrounding area which offers a much more extensive range of shops and general amenities. The well reputed St. Andrews Junior School is on Mill Lane with Wolfreton Secondary School also situated nearby. Public schooling is available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead into the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with feature flooring, storage cupboard and staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Feature radiator and flooring. Windows to side elevation.



## LOUNGE

13'6" x 13'4" approx (4.11m x 4.06m approx)

With large bay window to the front elevation and feature diamond window to the side. There is a log burner upon a tiled hearth with oak mantle above.



## OPEN PLAN LIVING KITCHEN

19'9" x 16'5" approx (6.02m x 5.00m approx)

A stunning space to the rear of the property with bi-folding doors leading out to the garden. The kitchen has a range of shaker style base and wall units with granite worktops and matching central island. There is an inset sink with shower style mixer tap plus a host of NEFF appliances including a double oven, induction hob with filter above and a dishwasher. There is an integrated Zanussi fridge/freezer plus a wine fridge. Tiling to the floor, window to side and inset spot lights.



## KITCHEN AREA





## LIVING / DINING AREA

With log burning stove upon a tiled hearth with oak mantle above.



## FIRST FLOOR

### LANDING

With window to side and fixed ladder staircase leading up to the loft.

### BEDROOM 1

13'6" x 13'6" approx (4.11m x 4.11m approx)

With large bay window to the front elevation and feature diamond window to side.



## BEDROOM 2

11'11" x 11'9" approx (3.63m x 3.58m approx)  
With French doors leading out to the balcony.



## BEDROOM 3

12'8" x 5'9" approx (3.86m x 1.75m approx)  
Window to the front elevation.



## BATHROOM

With suite comprising a bath, wash hand basin with vanity under and separate walk in tiled shower. Windows to side and rear elevations.



## W.C.

With low flush W.C. and window to side.

## LOFT

13'0" x 11'10" approx (3.96m x 3.61m approx)

With Velux window to rear.



## OUTSIDE

The property stands in a corner plot with an extensive block paved driveway to the side providing parking for multiple vehicles and leading onwards to the detached double garage. The rear garden enjoys a south westerly aspect and is mainly lawned with mature shrubs and hedging to the boundary. There is also an EV charger installed.



## REAR VIEW





## DRIVE & GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

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

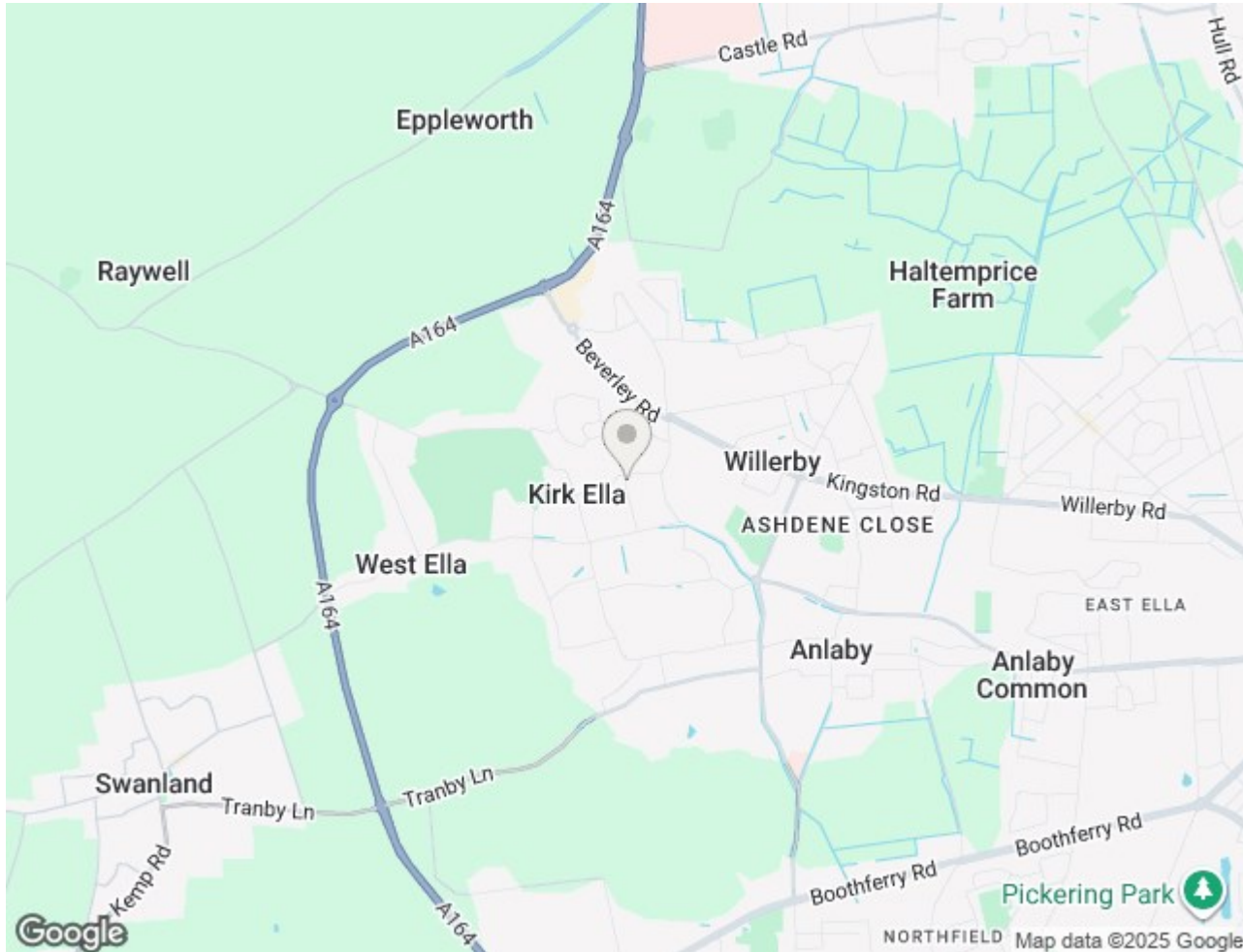
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





## GROUND FLOOR

APPROX. 61.4 SQ. METRES (661.2 SQ. FEET)



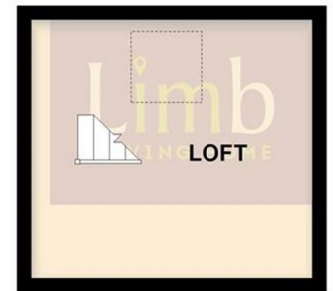
## FIRST FLOOR

APPROX. 55.5 SQ. METRES (597.5 SQ. FEET)




## SECOND FLOOR

APPROX. 14.4 SQ. METRES (155.1 SQ. FEET)



TOTAL AREA: APPROX. 131.4 SQ. METRES (1413.9 SQ. FEET)  
59 ELMS DRIVE, KIRK ELLA

## 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>	<b>63</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	