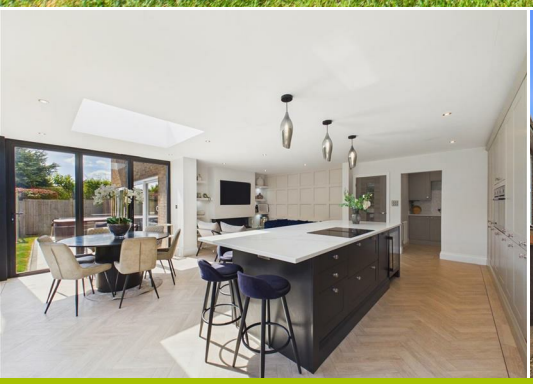
Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









16 Hill Brow, Kirk Ella, East Yorkshire, HU10 7PP

- Detached Family Home
- Fabulous Open Plan Living
- 5 Beds / 2 Baths
- Council Tax Band = E
- 2 Reception Rooms
- Double Garage
- Sought After Cul-de-Sac
- Freehold / EPC = D

Offers Over £499,999

INTRODUCTION

Extensively refurbished and substantially extended by the current owners, this impressive detached family home offers around 2,000 square feet of beautifully presented accommodation, centred around an outstanding open plan living kitchen. Occupying a desirable head of cul-de-sac position within the highly sought-after village of Kirk Ella, the property has been thoughtfully redesigned to create a superb home ideally suited to modern family life.

The accommodation briefly comprises a welcoming entrance hallway, cloakroom, ground floor W.C., generous lounge with adjoining snug/playroom and a magnificent open plan living kitchen featuring a contemporary range of units, matching central island and two sets of bi-folding doors opening onto the rear garden. Two separate utility rooms provide excellent everyday practicality, one adjoining the kitchen and the other offering internal access to the double garage.

At first floor level there are five well-proportioned bedrooms, four benefitting from recently fitted wardrobes, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. Outside, an extensive block paved frontage provides ample parking and leads to the double garage with automated up-and-over door, while the enclosed rear garden enjoys a lawn and patio enclosed by fencing.

LOCATION

Hill Brow is situated off Valley Drive, Kirk Ella. Kirk Ella is a highly prestigious and established village in the West Hull area of the East Riding of Yorkshire. It offers an exceptional quality of life, celebrated for its peaceful, leafy residential atmosphere and reputation as one of the most desirable addresses in the region. Together with the nearby villages of Anlaby, Willerby, and Hessle, the area provides superb access to top-tier amenities and extensive recreational facilities.

Residents enjoy the proximity to comprehensive amenities including the Anlaby Retail Park (with Marks and Spencer Food Hall and other major retailers), and a variety of supermarkets while benefitting from the tranquillity of Kirk Ella's surroundings. The village boasts a charming and picturesque centre with its popular pub, providing excellent options for dining and socialising. Residents are also close to Haltemprice Leisure Centre for fitness and recreation, and Kirk Ella is home to the challenging Hull Golf Club.

Families are particularly well-served by a range of highly-regarded schooling options catering to all age groups with established local primary and secondary schools, notably Kirk Ella St. Andrew's Community Primary School, Wolfreton School & Sixth Form College, alongside the nearby highly-regarded independent Tranby School or Hymers College, making it an ideal choice for families.

Kirk Ella provides convenient regional connectivity with easy access to the A63 and the wider M62 corridor. Furthermore, local accessibility is excellent with regular local bus services and train stations at Hull, Hessle, and Brough.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5.5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 59 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attaached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

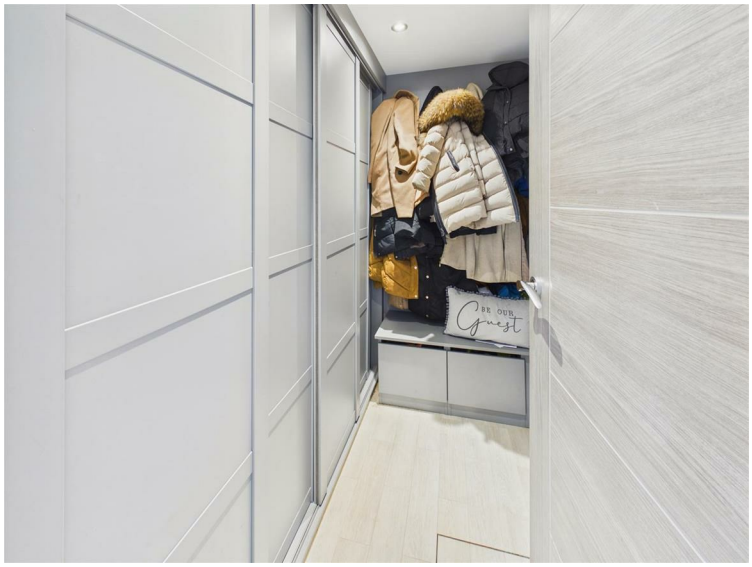
Spacious and welcoming with Karndean flooring and a turning staircase leading up to the first floor.





CLOAKROOM

With fitted storage.



UTILITY ROOM

Situated between the entrance hall and the garage. With a range of fitted units, sink and drainer, plus plumbing for an automatic washing machine. Access available through to the garage.

W.C.

With low flush W.C. and wash hand basin. panelled walls and tiled floor.



OPEN PLAN LIVING KITCHEN

Situated to the rear of the property with Karndean flooring and two sets of bi-folding doors leading out to the rear garden.





KITCHEN AREA

Fitted with stylish base and wall units and quartz worktops with a matching central island ncrporating a breakfast bar. Integrated appliances include two ovens, induction hob with downfilter, dishwasher, fridge/freezer, wine chiller and a washing machine.





LIVING AREA

With feature media wall incorporating an electric fre and shelving.





DINING AREA





UTILITY ROOM

Situated off the kitchen, this utility has a range of fitted units and an external access door to the side elevation.



LOUNGE

A large room with patio doors leading out to the rear garden. There is also a further window to the south elevation.





SNUG/PLAYROOM

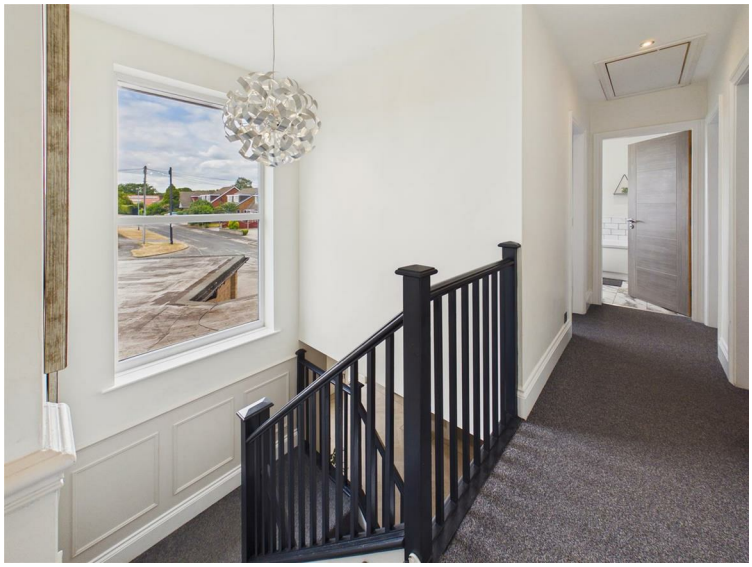
With fitted units and window to the south elevation plus a sliding door leading out to the rear patio.



FIRST FLOOR

LANDING

A spacious and light landing running to all bedrooms and family bathroom. Full length double glazed window from the half landing.



BEDROOM 1

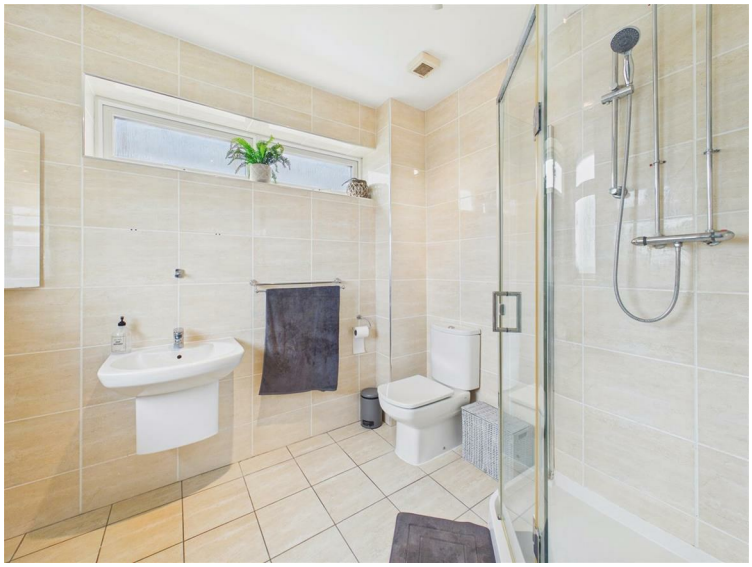
With fitted wardrobes and window to the rear elevation.





EN-SUITE

With modern suite comprising corner shower cubicle with Aqualisa power shower, low level WC and wash hand basin. The walls and floor are tiled and there are windows to east and south elevations.



BEDROOM 2

With fitted wardrobes and window to the rear elevation.



BEDROOM 3

With fitted wardrobes and window to the rear elevation.



BEDROOM 4

With fitted wardrobes and window to the front elevation.



BEDROOM 5

With window to the front elevation.



BATHROOM

With modern suite comprising bath, low level WC and wash hand basin. Tiled surround and flooring. Window to the front elevation.



OUTSIDE

The property is approached across an extensive block set forecourt which provides excellent parking and access to the garaging. A side gate provides a covered walkway to the side entrance door and also the rear garden which is ideal for bins etc. The property occupies a corner style plot and has a lawned garden with a patio which can be accessed from the kitchen, lounge and snug. Fencing to the boundaries. There are also outside taps to the front and rear.





REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of 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 E. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

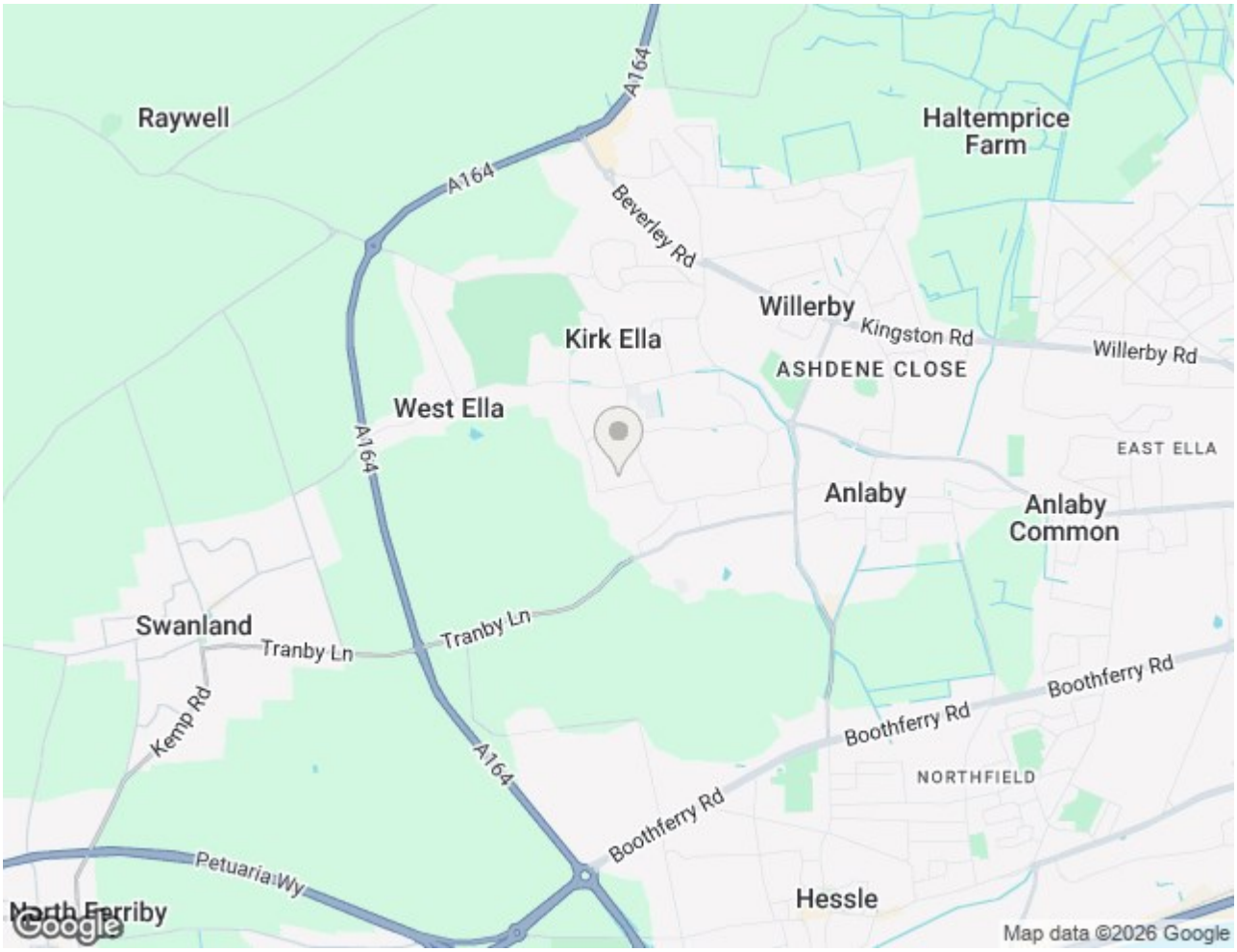
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Raywell
A164
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
ASHDENE CLOSE
West Ella
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Kemp Rd
Boothferry Rd
NORTHFIELD
Petuaria Wy
North Ferriby
Hessle
Google
Map data ©2026 Google



Floor 0

Approximate total area(1)

1536 ft²

142.7 m²

Reduced headroom

2 ft²

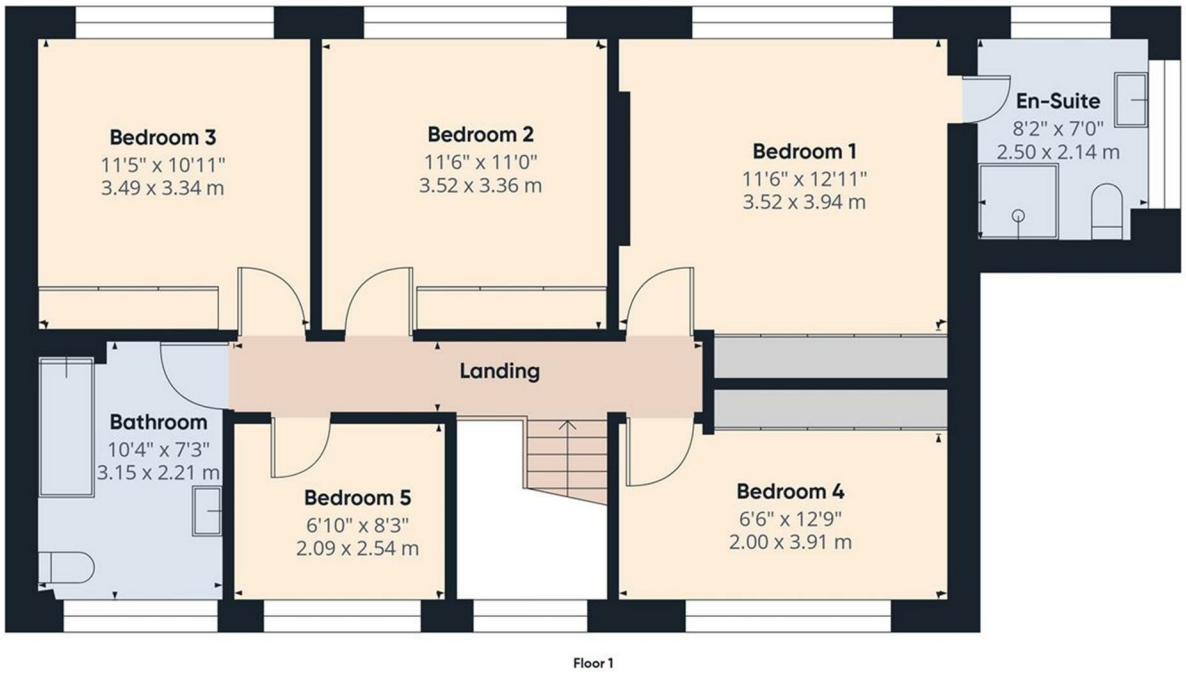
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

E
N
S
W

Approximate total area(1)

763 ft²

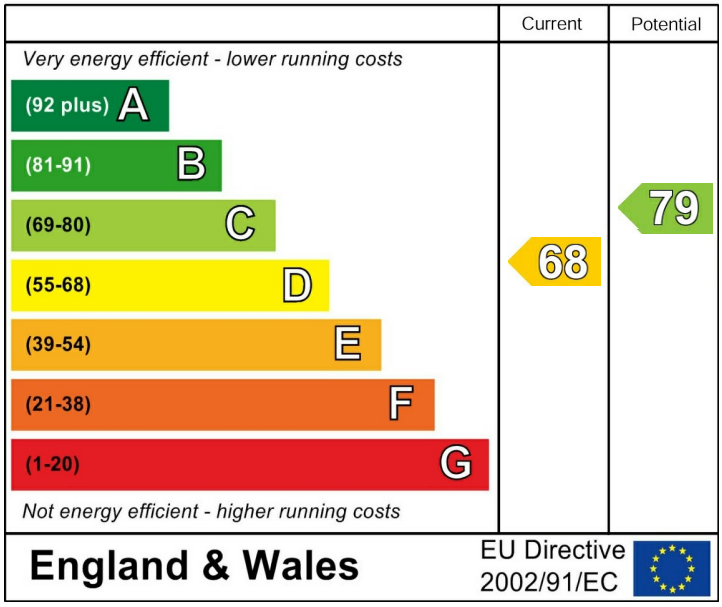
71 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

