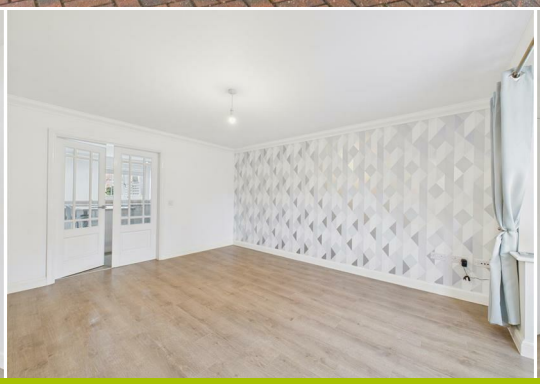
Welton Road, Brough, East Yorkshire, HU15 1AF

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

Limb
MOVING HOME



10 Bluebell Avenue, Kirk Ella, East Yorkshire, HU10 7FH

- Detached House
- 3 Beds / 2 Baths
- Spacious Lounge
- Council Tax Band = D
- Dining Ktichen
- Gardens, Drive & Garage
- No Onward Chain!
- Freehold / EPC = B

£300,000

INTRODUCTION

This three-bedroom detached house by Beal Homes is situated within the West Hill development and is offered for sale with the benefit of no onward chain. The ground floor layout includes an entrance hallway leading to a spacious lounge with a front-facing bay window. To the rear, the dining kitchen features a central island and double doors opening onto the garden, supported by a separate cloakroom/W.C.

On the first floor, the accommodation consists of three bedrooms and a family bathroom. The main bedroom includes fitted wardrobes and a private en-suite shower room. Externally, the property features a lawned front garden and a side driveway providing parking for multiple vehicles, leading to a single garage. The rear garden is predominantly laid to lawn with a patio area and fenced boundaries.

LOCATION

Bluebell Avenue forms part of the recent prestigious "West Hill" development by Messrs Beal Homes. Bluebell Avenue can be found off West Hill Road which is situated off Beverley Road close to Willerby Shopping Park and a host of general amenities and supermarkets including Waitrose, Aldi, Lidl and Iceland. Anlaby Retail Park also lies within striking distance. Good schooling for all ages is available and Haltemprice Community & Sports Centre lies nearby. Immediate access is available to Hull City Centre, Beverley, Cottingham, The Humber Bridge approach road and the A63/M62 motorway network.. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

LOUNGE

With bay window to the front elevation and double doors lead through to the dining kitchen.

DINING KITCHEN

Having a range of modern base and wall units with complementing worktops and matching central island with breakfast bar. There is a one and a half bowl sink and drainer plus integrated appliances including an oven, four ring gas hob with filter hood above, fridge/freezer, dishwasher and washing machine. There is ample space for a dining table and chairs. French doors lead out to the rear garden.

CLOAKS/W.C.

With low flush W.C., wash hand basin and heated towel rail.

FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to the front elevation.

EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and lo flush W.C. Part tiling to walls, heated towel rail, inset spot lights and window to side.

BEDROOM 2

Window to rear.

BEDROOM 3

Window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towl rail, window to front.

OUTSIDE

The property features a lawned front garden and a side driveway providing ample parking, leading to the single garage. The rear garden is predominantly laid to lawn with a patio area, attractive borders and fenced boundaries.

HEATING

This property has gas central heating.

GLAZING

This property has 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 D. 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.

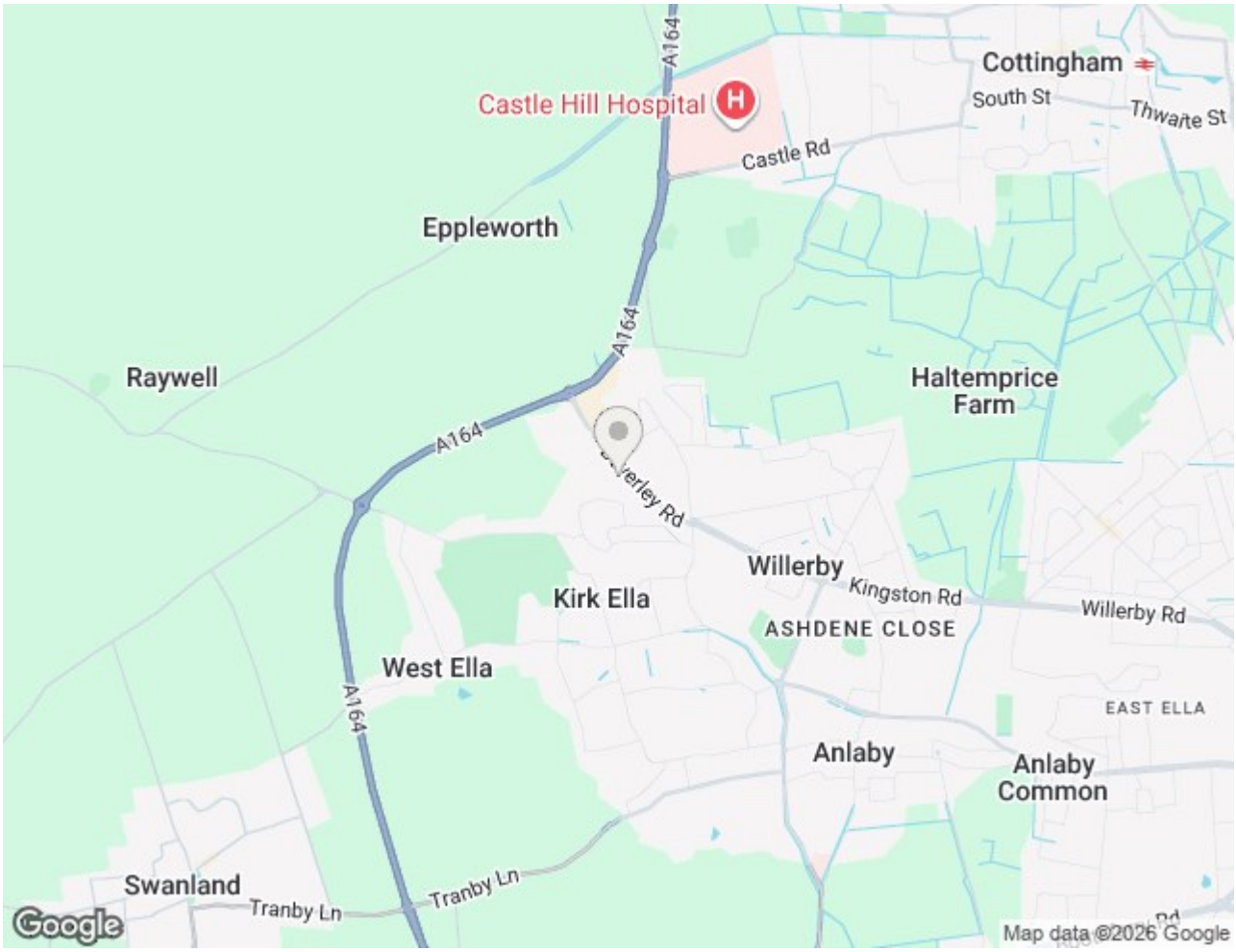
PHOTOGRAPH DISCLAIMER

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.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy


Castle Hill Hospital
Cottingham
South St
Thwaite St
Castle Rd
A164
Eppleworth
Raywell
Haltemprice Farm
Willerby
Kingston Rd
Willerby Rd
ASHDENE CLOSE
Kirk Ella
West Ella
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Google
Map data ©2026 Google

Floor 0

Approximate total area(1)

471 ft²

43.8 m²

Reduced headroom

2 ft²

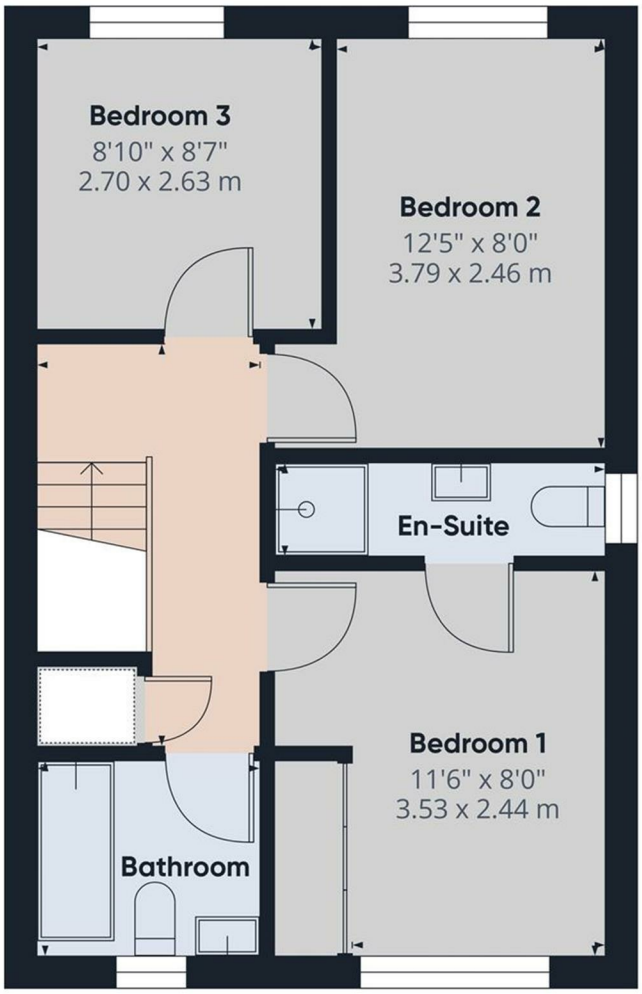
0.2 m²

(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

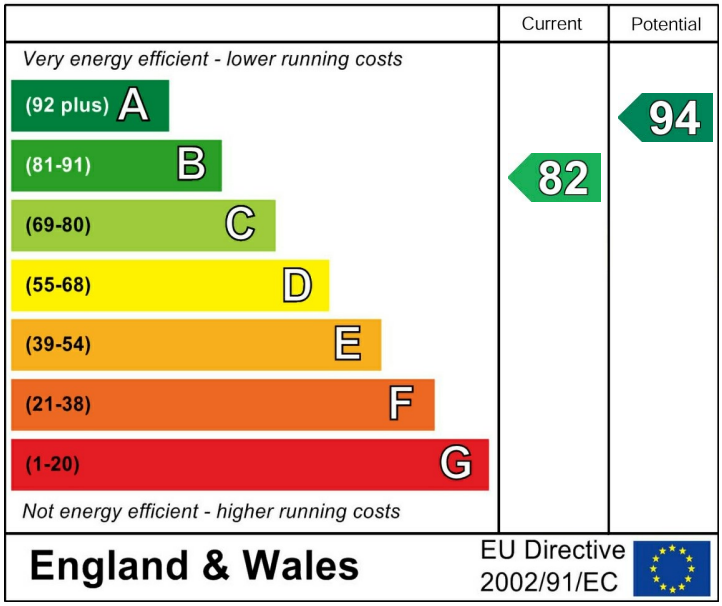
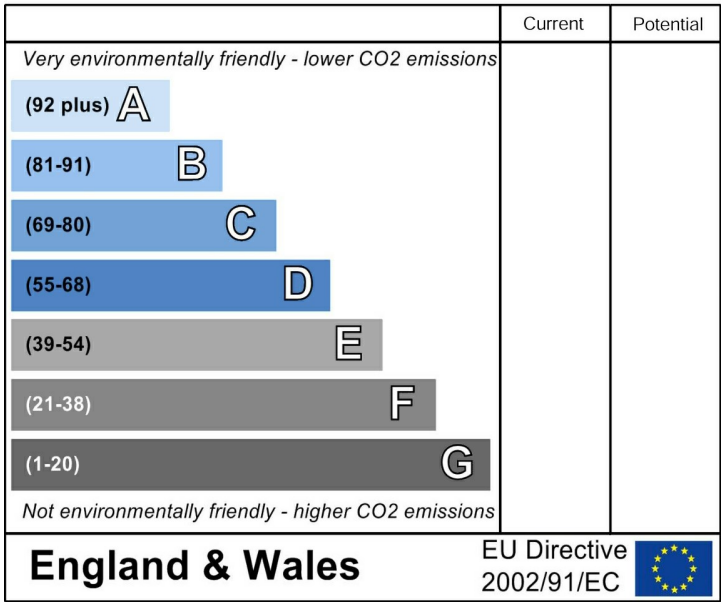
Approximate total area(1)
419 ft²
38.9 m²

(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