

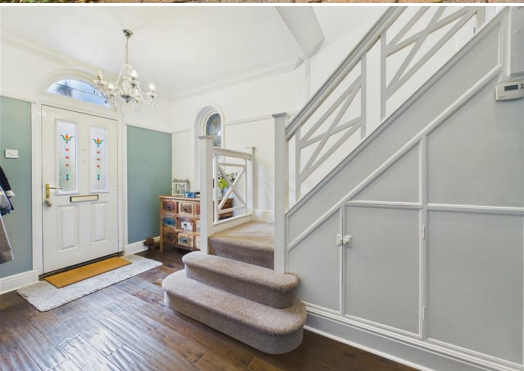
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*127 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QS*

- 📍 Beautifully Appointed
- 📍 Fabulous 1930's Semi
- 📍 Extended Accom.
- 📍 Council Tax Band = E

- 📍 Great Character
- 📍 Contemporary Living
- 📍 4 Bedrooms
- 📍 Freehold / EPC = D

**£485,000**

## INTRODUCTION

This outstanding 1930's period semi-detached house has been extended and remodelled to blend the character of the original building with the luxuries of modern living. The property stands on the south side of West Ella Road, one of the most desirable street scenes in our area and early viewing is strongly recommended. A particular feature is a long garden which enjoys a sunny aspect to the rear. The beautifully appointed accommodation is depicted on the attached floorplan and briefly comprises a magnificent entrance hall with stunning staircase leading up to the first floor. There is a downstairs cloaks/ W.C., formal lounge to the front and a superb and extended living/dining space to the rear with part vaulted ceiling. A comprehensively fitted kitchen also provides access out to the garden. Upon the first floor ..are four good sized bedrooms served by a feature bathroom complete with a free standing oval bath and a shower cubicle. There is also a separate W.C.. Outside, good parking is available to the front and access is provided to the integral single garage. The delightful south facing rear gardens provides many areas of interest with patio areas, lawns and established borders providing much seclusion.

## LOCATION

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

Attractive composite entrance door to:

## ENTRANCE HALLWAY

An absolutely stunning entrance hallway with staircase and geometric balustrade leading up to the first floor. Coving and picture rail and the high ceilings help to create a grand first impression.



## FRONT LOUNGE

A cosy retreat with bay window to front elevation, ceiling rose and cornicing, picture rose. The focal point of the room is a feature fire surround housing a cast and tiled fireplace with living flame gas fire.



## W.C.

Low level W.C. and wash hand basin.

## KITCHEN

A superb extended kitchen with part vaulted ceiling having inset Velux roof lights and to the rear is an external access door flanked by windows allowing light to flood in from the southerly aspect. The kitchen features an extensive range of high gloss fronted units and beautiful walnut worksurfaces. There is a one and a half sink and drainer with mixer tap, twin NEFF ovens, combination microwave, coffee machine, five ring gas hob with extractor hood above, integrated dishwasher and space for fridge freezer together with plumbing for automatic washing machine and space for drier.



## SITTING ROOM

A really relaxing and tranquil environment set around a chunky fire surround with cast fire place housing a living flame gas fire upon a tiled hearth. Decorative plaster work to ceiling and picture rail. This room is open plan flowing through to a further dining/reception area which has double doors flanked by windows to the rear and a series of four Velux roof lights allowing light to flood in from the vaulted ceiling.



## DINING AREA



## FIRST FLOOR

### SPLIT LEVEL LANDING

### BEDROOM 1

Having a range of wardrobes to one wall with sliding doors, part mirrored. Deep walk-in bay window to rear elevation.



## BEDROOM 2

Another large double bedroom with walk-in bay window to front. Built-in wardrobes and cupboards to alcoves of the chimney breast.



## BEDROOM 3

Windows to front and rear.



## BEDROOM 4

Window to front.



## BATHROOM

With stylish suite comprising a feature Witt & Berg free standing oval shaped copper bath, classic style pedestal wash hand basin and a corner shower cubicle with rainhead and handheld shower system. Tiled surround, tiled floor, heated towel rail, decorative panelling to walls.

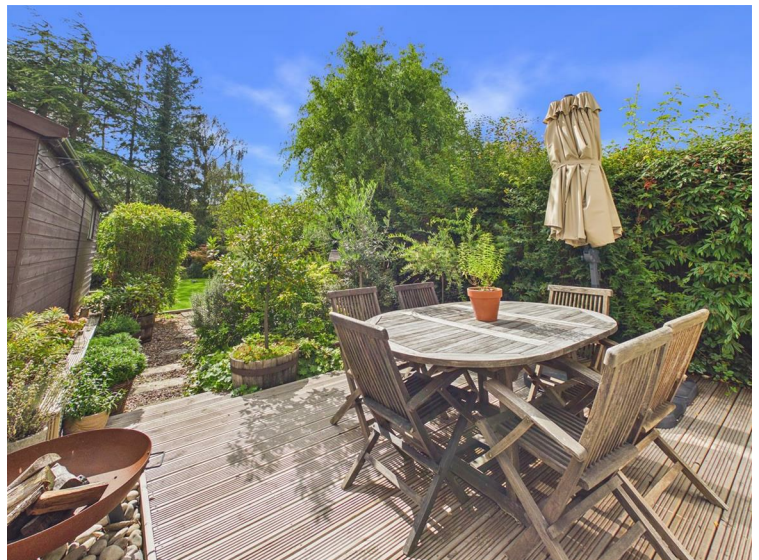


## W.C.

A low level W.C., tiled surround and floor.

## OUTSIDE

The property is set back from the road and a block set forecourt provides excellent parking and access to the integral garage. The rear garden enjoys a beautiful sunny south facing aspect. A decked terrace extends at the back of the house providing a great retreat or a place to entertain, beyond which are shrub and herb beds with a meandering path leading to an extensive lawn beyond bounded by mature borders which provide seclusion. There is also a mature copse to the rear creating another area of interest. Within the garden lies a timber clad garage which provides ideal storage space.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC framed 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, such as floor coverings, curtains and light fittings. 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*

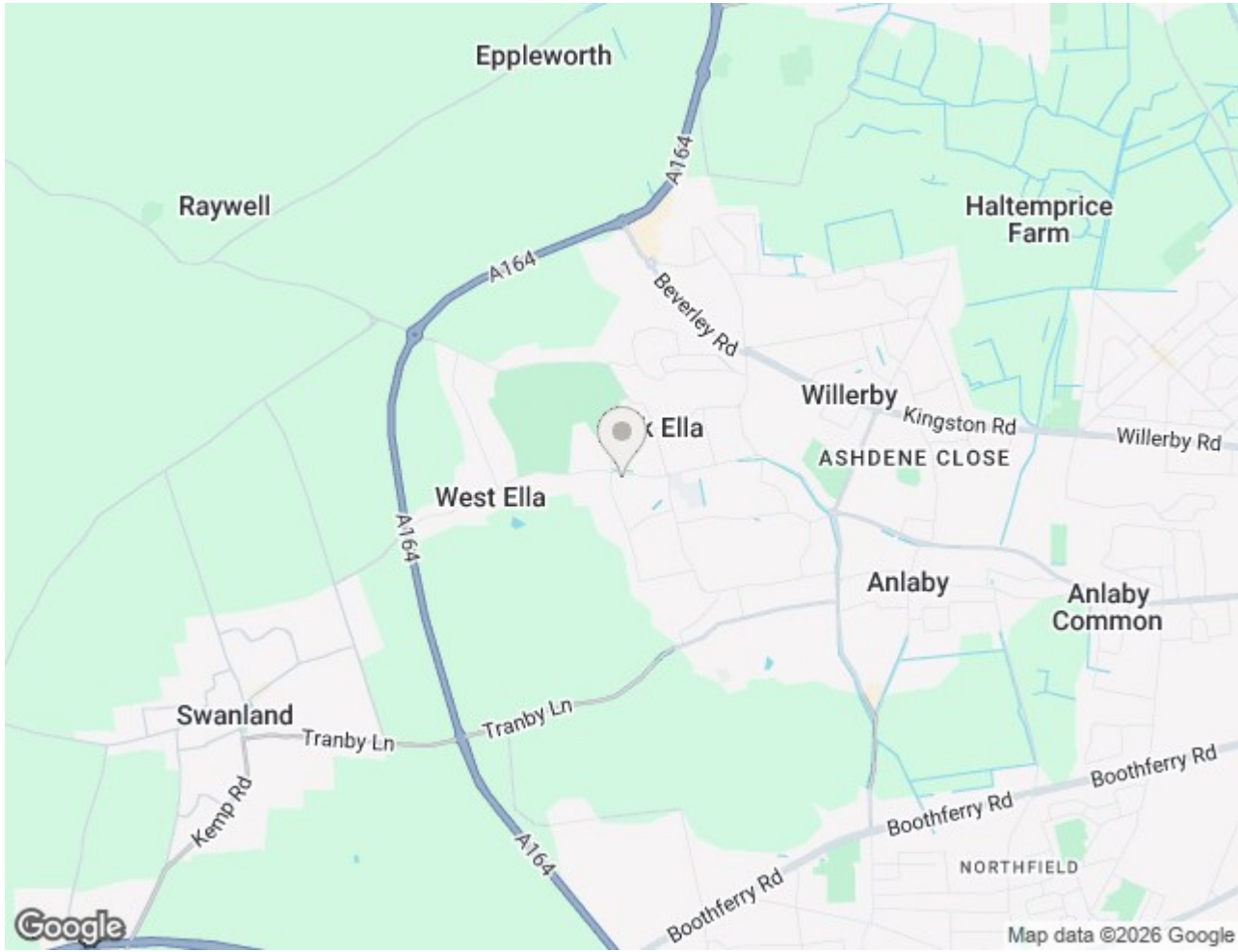
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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*

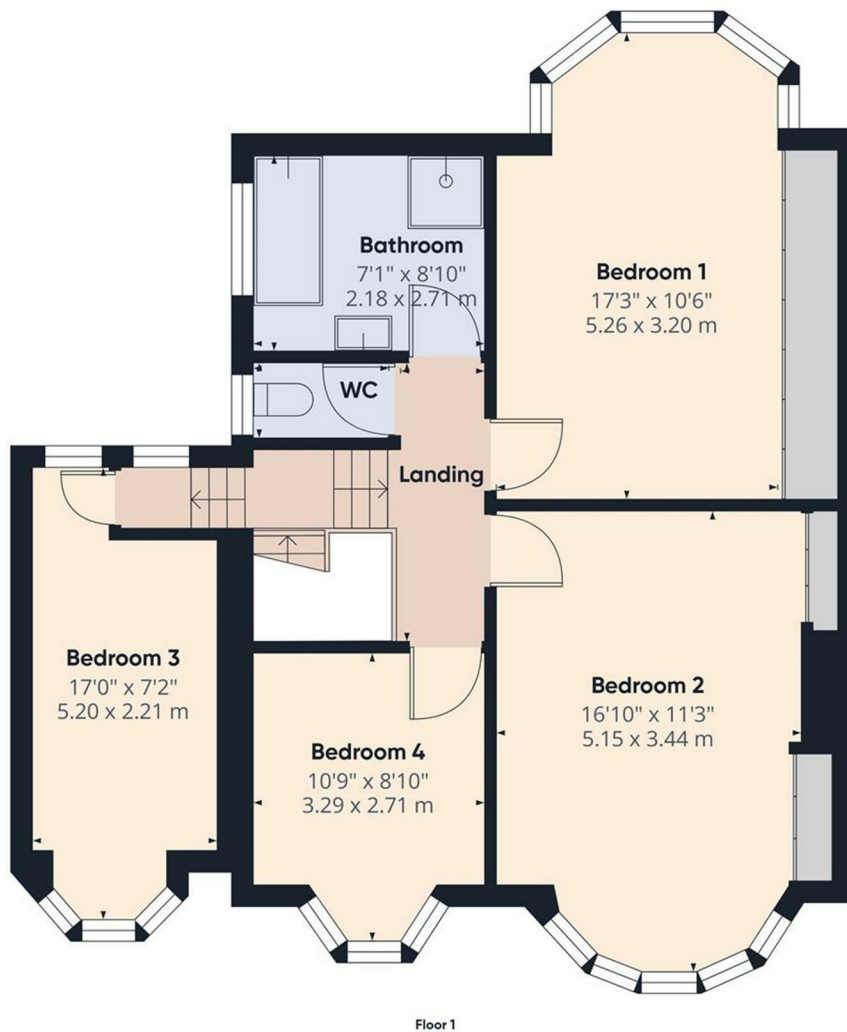
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.







Approximate total area<sup>®</sup>  
723 ft<sup>2</sup>  
67.1 m<sup>2</sup>

(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

|                                             | 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<br>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<br>2002/91/EC |  |