

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Plot 152 Archbishop Drive, Kirk Ella, East Yorkshire, HU10 7GL

- 📍 Superb New Build House
- 📍 ££££'s of Extras
- 📍 Move Straight In
- 📍 Council Tax Band = TBC
- 📍 4 Beds / 2 Baths
- 📍 Detached Garage
- 📍 Part Exchange Possible
- 📍 Freehold/EPC = B*

£425,000

INTRODUCTION

The Theakston (plot 152) is a four bedroomed dream home. Detached, with a private drive and garage, this superb family home has an incredible, spacious interior and highly efficient. As you move through double doors from the impressive entrance hall, the property opens up to a stunning living room. Across the hallway, you will find an impressive open plan kitchen/ dining area with sun room, big enough for large family gatherings and bi fold doors opening out to the garden. The separate utility room comes with access onto your driveway - a place to leave muddy boots, dogs, or store laundry. There is a downstairs cloak/W.C. which completes the ground floor. When you venture upstairs, you'll once again struggle to find fault - with four well-proportioned bedrooms, the main of which has its own en-suite. There is a large family bathroom serving the remaining bedrooms.

LOCATION

West Hill Road forms part of the recent prestigious "West Hill" development by Messrs Beal Homes. West Hill Road is situated off Beverley Road close to Willerby shopping park and a host of general amenities. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

KEY FEATURES

- Detached garage and parking for two cars.
- HBF 5 star housebuilder for 5 years running.
- Luxury en-suite and bathroom with tiled bath panel and Villeroy and Boch sanitaryware.
- Bi fold doors included as standard.
- Great local amenities right on your door step and popular local schools.
- 2 year Beal Homes warranty along side 10 year NHBC warrant, for your piece of mind.
- Flooring included throughout including tiling to bathroom, en-suite and W.C.
- A range of schemes to help you move including Part Exchange and Deposit Unlock.
- Energy efficient homes helping you save on your utility bills.
- Solar panels
- NEFF appliances included as standard.

ACCOMODATION

Residential entrance door leading to:

HALLWAY

A central hallway with attractive staircase leading up to the first floor.

W.C.

With Villeroy and Boch wash hand basin and W.C., tiled surround and floor, heated towel rail.

LOUNGE

13'8" x 20'8" approx (4.17m x 6.30m approx)
With double doors to the hallway. A generous sized room with windows to front and side including a bay window.



LIVING/DINING KITCHEN

11'2" x 20'8" approx (3.40m x 6.30m approx)

Accessed via double doors from the hallway. A superb room for day-to-day living with amply space for dining suite and settee etc. Deep bay window with bifold doors opening out to the rear garden. The kitchen comprises a range of contemporary neutral toned fitted units, with quartz work surfaces and a NEFF oven, four ring induction hob with extractor hood above, dishwasher and larder fridge freezer, There is also an undercounter Franke one and a half stainless steel sink with mixer tap.





GARDEN ROOM

6'2" x 10'4" approx (1.88m x 3.15m approx)

UTILITY ROOM

With fitted units, concealed gas fired central heating boiler, space white goods, access to the side drive. Understairs storage cupboard off.

FIRST FLOOR

GALLERIED LANDING

A spectacular galleried landing with two storage cupboards to corners, Window to rear and access to roof void.



BEDROOM 1

11'9" x 11' approx (3.58m x 3.35m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

A luxurious en-suite with Villeroy and Boch wash hand basin and W.C., walk-in shower area with glazed partition, rainhead and hand held shower system, contemporary tiled walls and floor, heated towel rail.



BEDROOM 2

11'10" x 9'3" approx (3.61m x 2.82m approx)
A double bedroom with window to rear.



BEDROOM 3

11'5" x 7'11" approx (3.48m x 2.41m approx)
A double bedroom with window to front.



BEDROOM 4

7'10" x 6'4" approx (2.39m x 1.93m approx)
A single bedroom with window rear.



BATHROOM

A beautifully styled bathroom with Villeroy and Boch wash hand basin and concealed W.C.. Bath with shower over and screen, tiled surround and floor, heated towel rail.



OUTSIDE

The property occupies a corner style plot with surrounding gardens and an attractive walled garden to the rear with lawned and paved patio. A side drive provides parking and access to the single detached garage.



*PREDICTED EPC**

We are advised by the builders, Beal Homes, that the predicted EPC rating should not exceed a 'B'.

HEATING

The property has the benefit of gas fired 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 TBC. 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

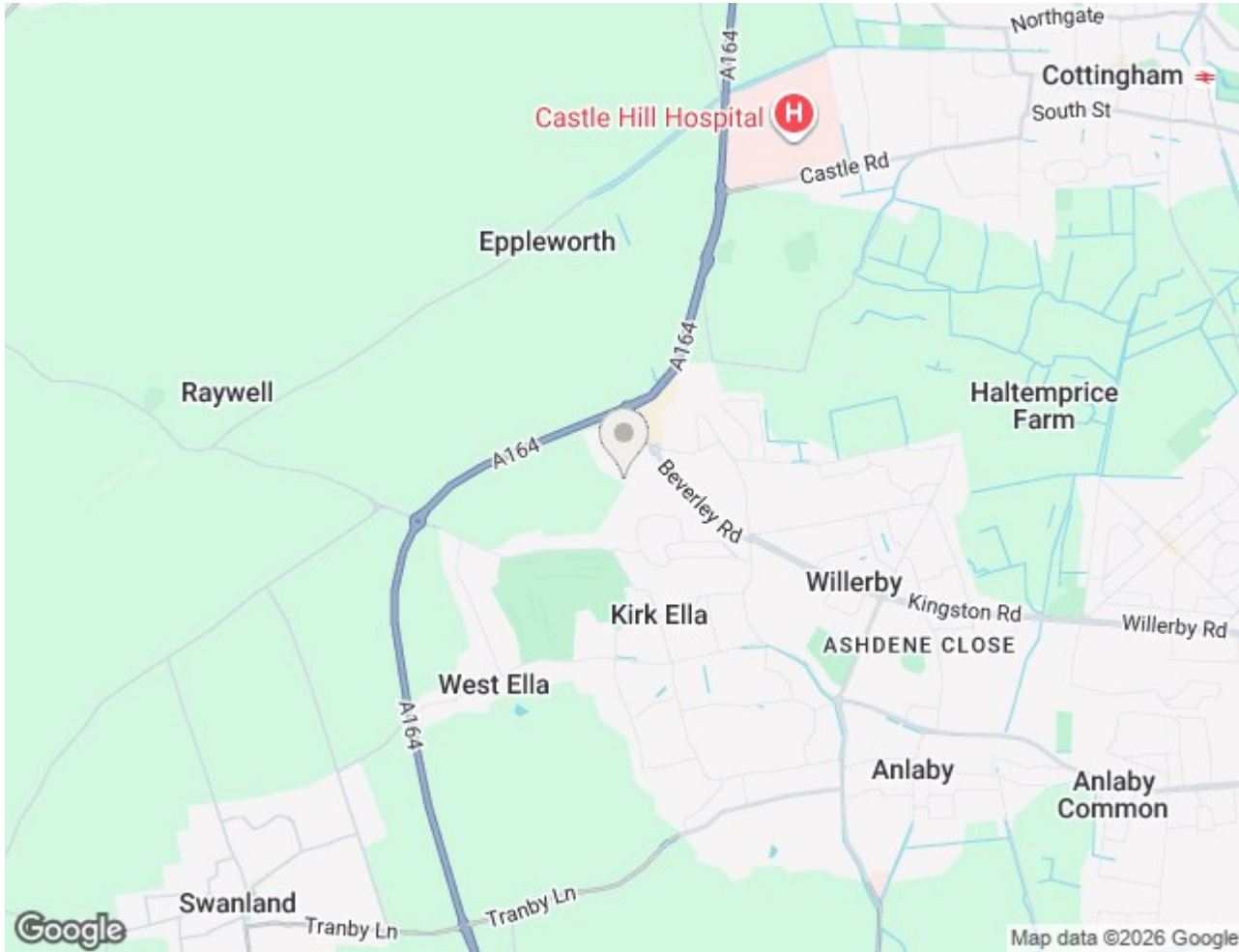
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

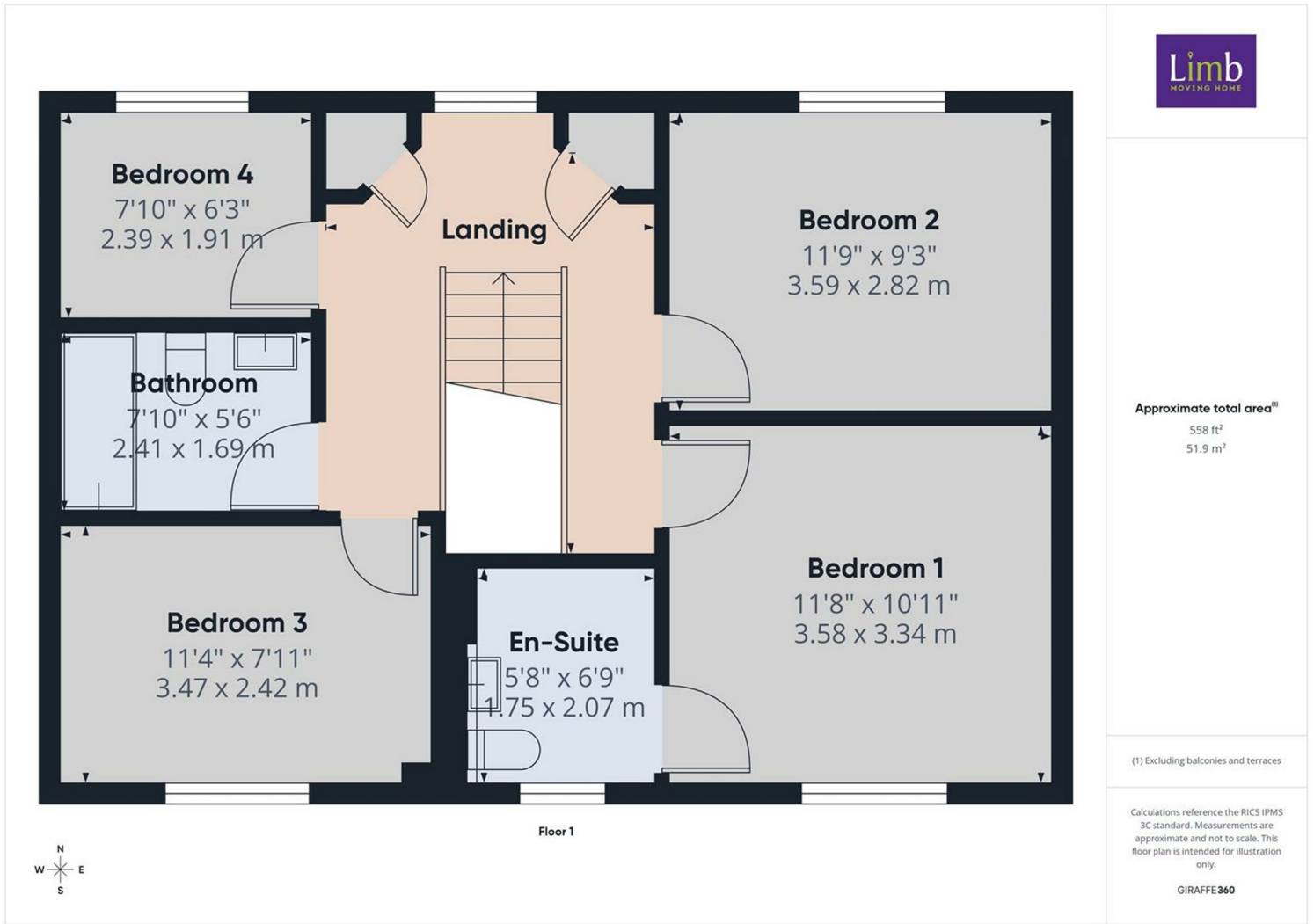
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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


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 (CO ₂) 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	