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Limb
MOVING HOME



48 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QJ

- 📍 Exceptional Semi-Detached
- 📍 3 Double Bedrooms
- 📍 Luxurious Bathroom
- Council Tax Band = D

- 📍 Stunning Vaulted Kitchen
- 📍 Lovely Rear Garden
- 📍 Cobbled Drive & Garage
- Freehold / EPC = C

£395,000

INTRODUCTION

This tremendous semi-detached house has been further enhanced by the current owners with new internal doors and a luxurious bathroom suite, offering the very best of modern living in one of Kirk Ella's most sought-after locations. The superb ground floor accommodation includes a separate lounge alongside an expansive dining and sitting area featuring a log burner, which links seamlessly into a stunning, open-plan kitchen extension with a vaulted ceiling, underfloor heating, air conditioning, and bi-fold doors opening to the garden. This fabulous kitchen is fitted with an extensive range of units, quartz surfaces, and a central island with a solid oak worktop, supported by a practical utility room and a cloakroom/W.C.

Upstairs, the property features three well-proportioned bedrooms, all benefiting from characterful bay windows and fitted furniture, alongside the newly installed, high-end family bathroom. Outside, a "cobble set" driveway provides excellent off-street parking and leads to a single garage, while the private rear garden is not directly overlooked and features a generous decked patio area leading out onto a lawned garden with attractive shrubbery and a summerhouse.

LOCATION

The property is situated along Elms Drive, Kirk Ella, close to its junction with Church Lane. 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 attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

With herringbone flooring, half panelling to walls and staircase leading up to the first floor with cupboard under.



LOUNGE

With multi-fuel stove upon a marble hearth with fitted units to alcoves. Bay window to the front elevation.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.



OPEN PLAN LIVING



SITTING/DINING AREA

This informal space provides views and extends into the stunning kitchen extension. This area includes a brick edged fireplace housing a log burner, designer radiator, window to side elevation and space for both settees and dining suite.



KITCHEN AREA

A simply stunning extension which provides the very best of modern living. The room has a vaulted ceiling with Velux roof lights and bi-fold doors open at the far end out to a decked patio. The kitchen itself has an extensive range of dual toned units with Quartz worktops and a striking island with solid oak worktop and breakfast bar area. There is a range cooker with canopy over, a ceramic one and a half sink and drainer with professional mixer tap, integrated dishwasher, fridge/freezer, wine chiller, tiling to the floor with underfloor heating, wall mounted air conditioning unit.



UTILITY ROOM

With fitted units, quartz surfaces, under counter one and a half sink, plumbing for automatic washing machine and space for a dryer, cupboard housing modern gas fired central heating boiler.



FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes and bay window to the front elevation with window seat and storage.



BEDROOM 2

With fitted wardrobes and window to rear.



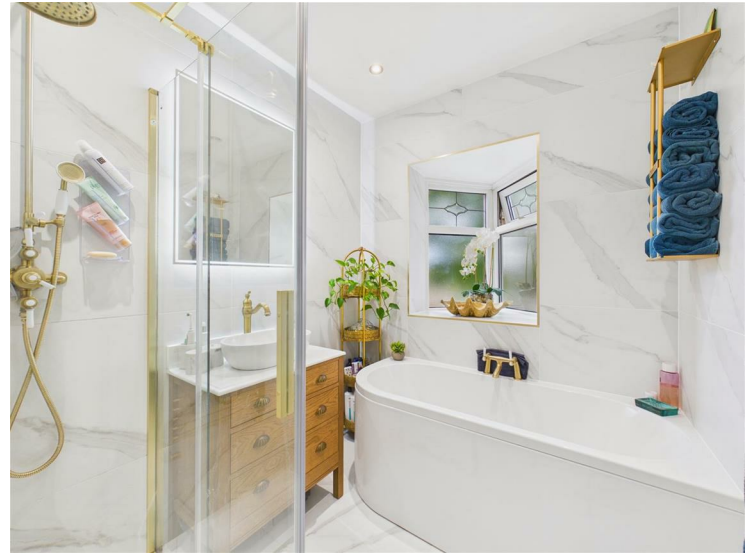
BEDROOM 3

With fitted wardrobes and bay window to the rear elevation with window seat and storage.



BATHROOM

With luxurious suite complemented by gold fittings and incorporating a bath, shower enclosure and vanity unit with wash hand basin. Lit mirror, tiling to walls and floor, inset spot lights and window to the front elevation.



W.C.

With space saver low flush W.C. incorporating a wash hand basin. Window to the side elevation.

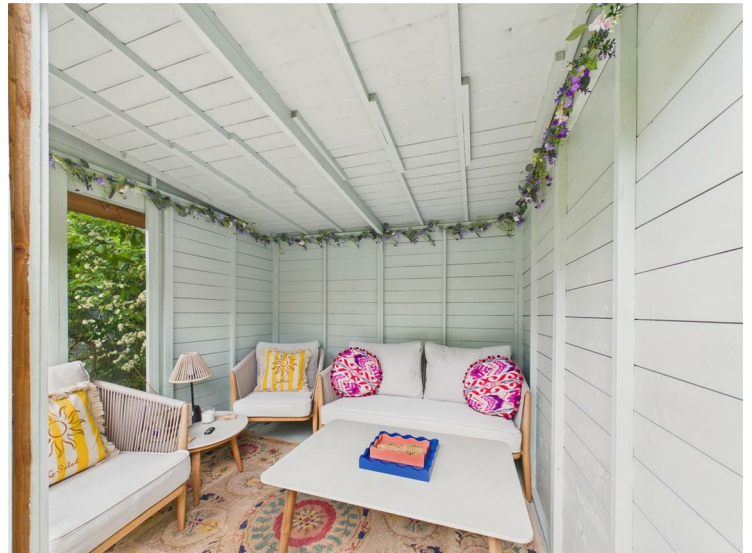


OUTSIDE

A "cobble set" driveway provides excellent off-street parking and leads to a single garage, while the private rear garden is not directly overlooked and features a generous decked patio area with steps down to a lawned garden with attractive shrubbery. An arch gives access to a further garden with seating area and summerhouse.



SUMMERHOUSE



REAR VIEW



HEATING

The property has the benefit of gas central heating, plus underfloor heating in the kitchen and an airconditioning/heating unit.

GLAZING

The property has the benefit of 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 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

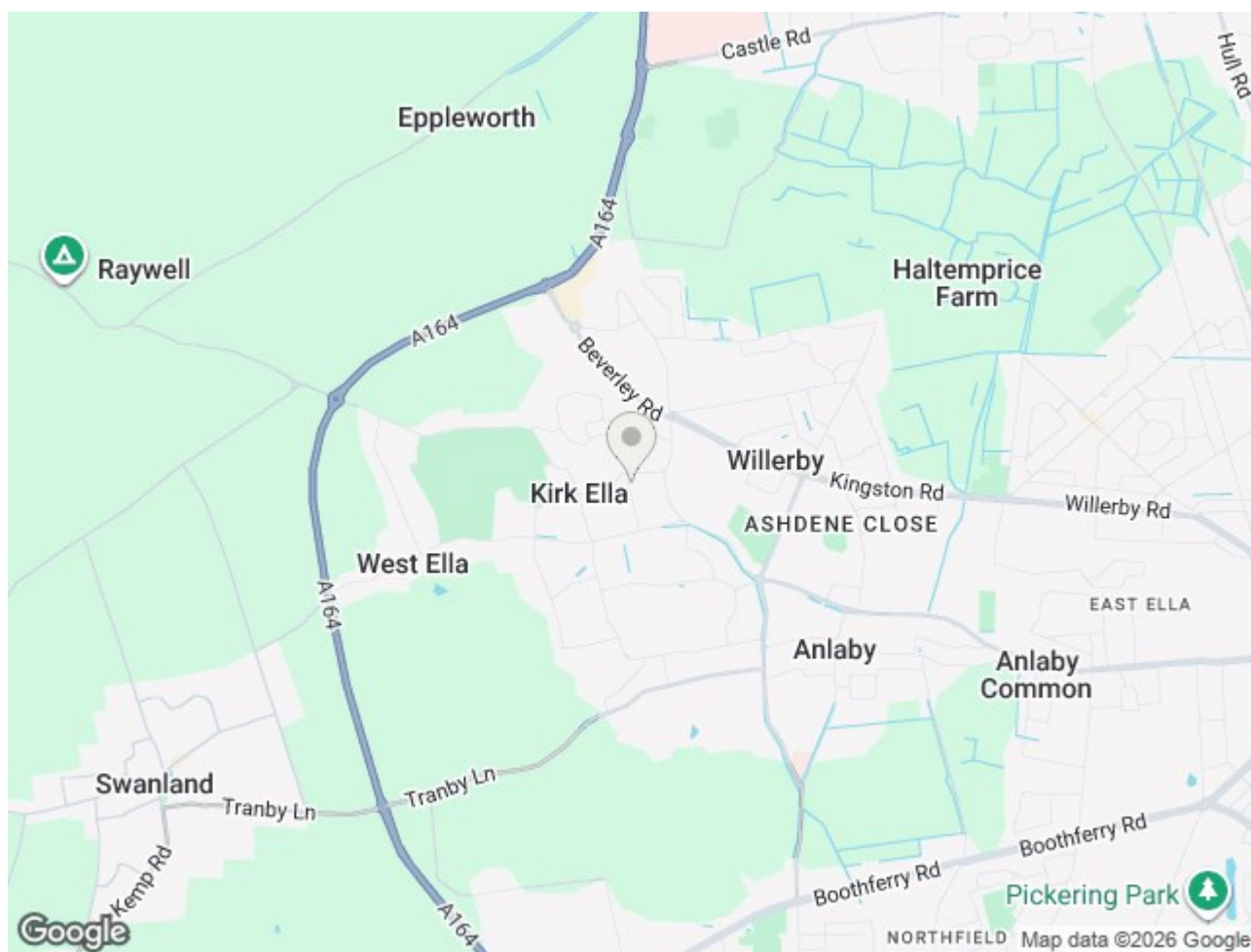
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

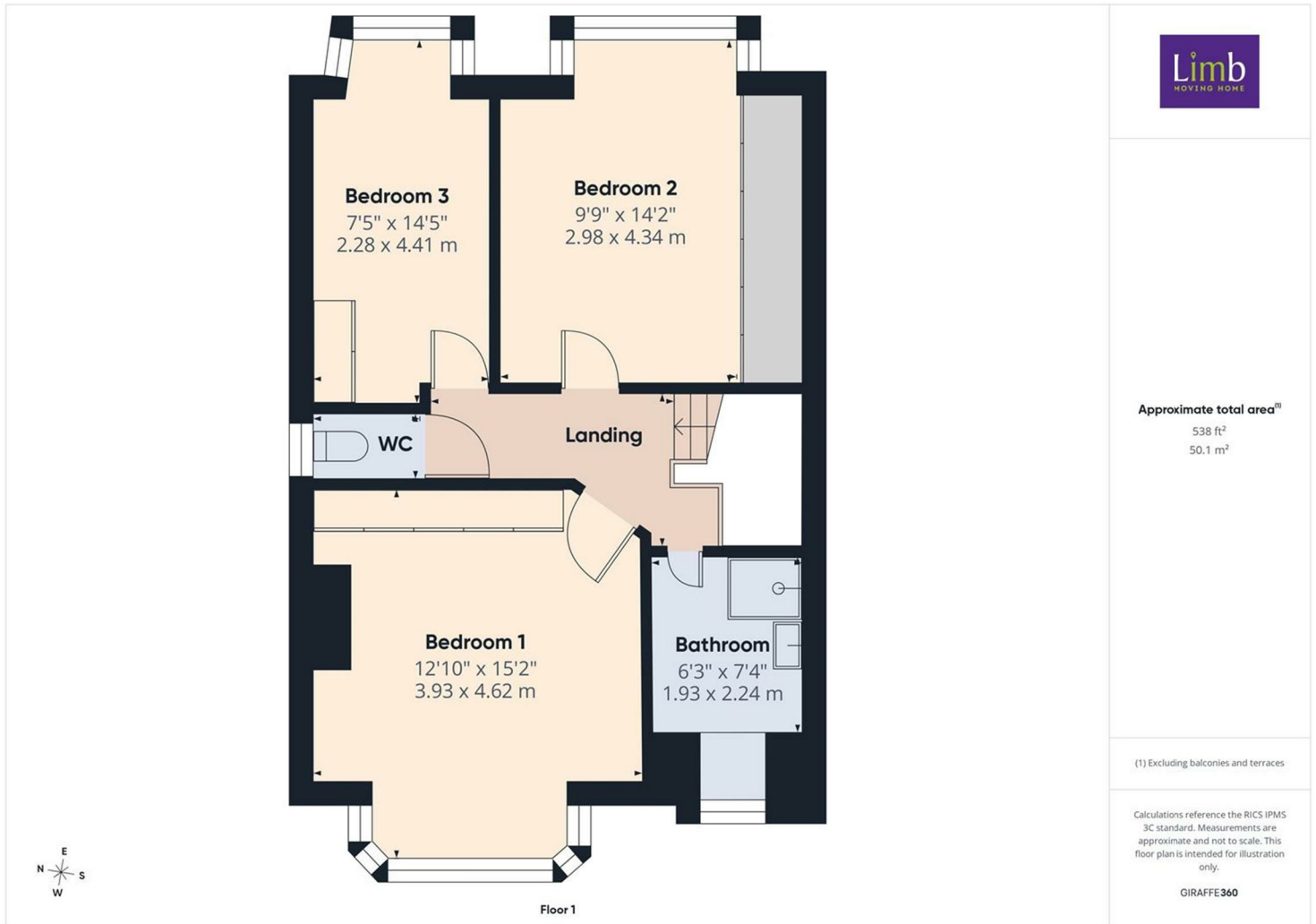
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure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







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	