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Limb
MOVING HOME









2 Poppy Drive, Kirk Ella, East Yorkshire, HU10 7FF

- Attractive Corner Position
- Open Plan Dining Kitchen
- Spacious Lounge
- 4 Bedrooms
- 2 Shower Rooms
- Gardens, Drive & Garage
- Council Tax Band = E
- Freehold / EPC = B

£370,000

INTRODUCTION

Occupying a corner position, this modern four bedroom detached house offers well proportioned family accommodation complemented by gardens, off-street parking and a garage.

The accommodation includes a spacious lounge and an attractive open plan dining kitchen with central island, providing an ideal space for everyday family living and entertaining. There is also a separate utility room and ground floor W.C.. The four bedrooms are served by two shower rooms.

Outside, gardens extend to the front of the property, whilst a driveway to the rear provides off-street parking and access to the garage. The enclosed rear garden is predominantly lawned with a paved patio area and a combination of fencing and walling to the boundaries.

LOCATION

Poppy Drive forms part of the West Hill development in 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 an extensive range of amenities, leisure facilities and shopping destinations.

Residents enjoy the convenience of Willerby Shopping Park, home to Waitrose, B&M, Iceland and a variety of other retailers, together with the nearby Anlaby Retail Park, offering Marks & Spencer Foodhall, Morrisons and a further selection of national stores. Kirk Ella itself retains its charming village atmosphere with its picturesque church, popular pub and established local amenities, whilst Haltemprice Leisure Centre and the renowned Hull Golf Club are both close by.

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 staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

With windows to the front and side elevations and an additional bay window to the side. There is a fireplace housing an electric fire.



OPEN PLAN LIVING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating an inset sink unit, oven, microwave and warming drawer, five ring gas hob with filter above plus a dishwasher. There is housing for a fridge/freezer and a particular feature is the large central island with space for dining.

There is ample space for a dining table and chairs. French doors lead out to the garden.



KITCHEN AREA



DINING AREA



FIRST FLOOR

LANDING

With cylinder cupboard and window to the rear elevation.

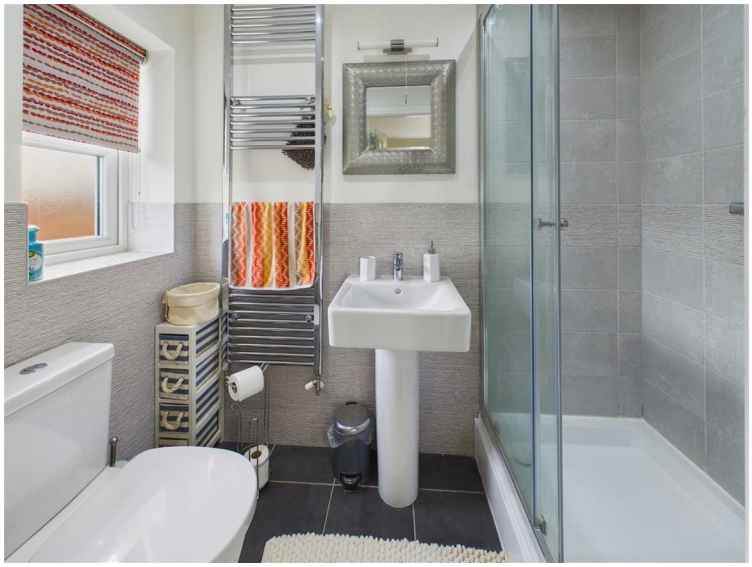
BEDROOM 1

Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, part tiling to walls and tiled floor.



BEDROOM 2

With windows to the front and side elevations.



BEDROOM 3

Windows to side and rear elevations.



BEDROOM 4

With storage cupboard and window to the front elevation.



SHOWER ROOM

With walk-in shower, wash hand basin and low flush W.C. Heated towel rail, tiled floor, part tiling to walls and window to rear elevation.



OUTSIDE

Gardens extend to the front of the property, whilst a driveway to the rear provides off-street parking and access to the garage. The enclosed rear garden is predominantly lawned with a paved patio area and a combination of fencing and walling to the boundaries.





HEATING

The property has the benefit of gas central heating.

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 E. We would recommend a purchaser make their own enquiries to verify this.

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

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

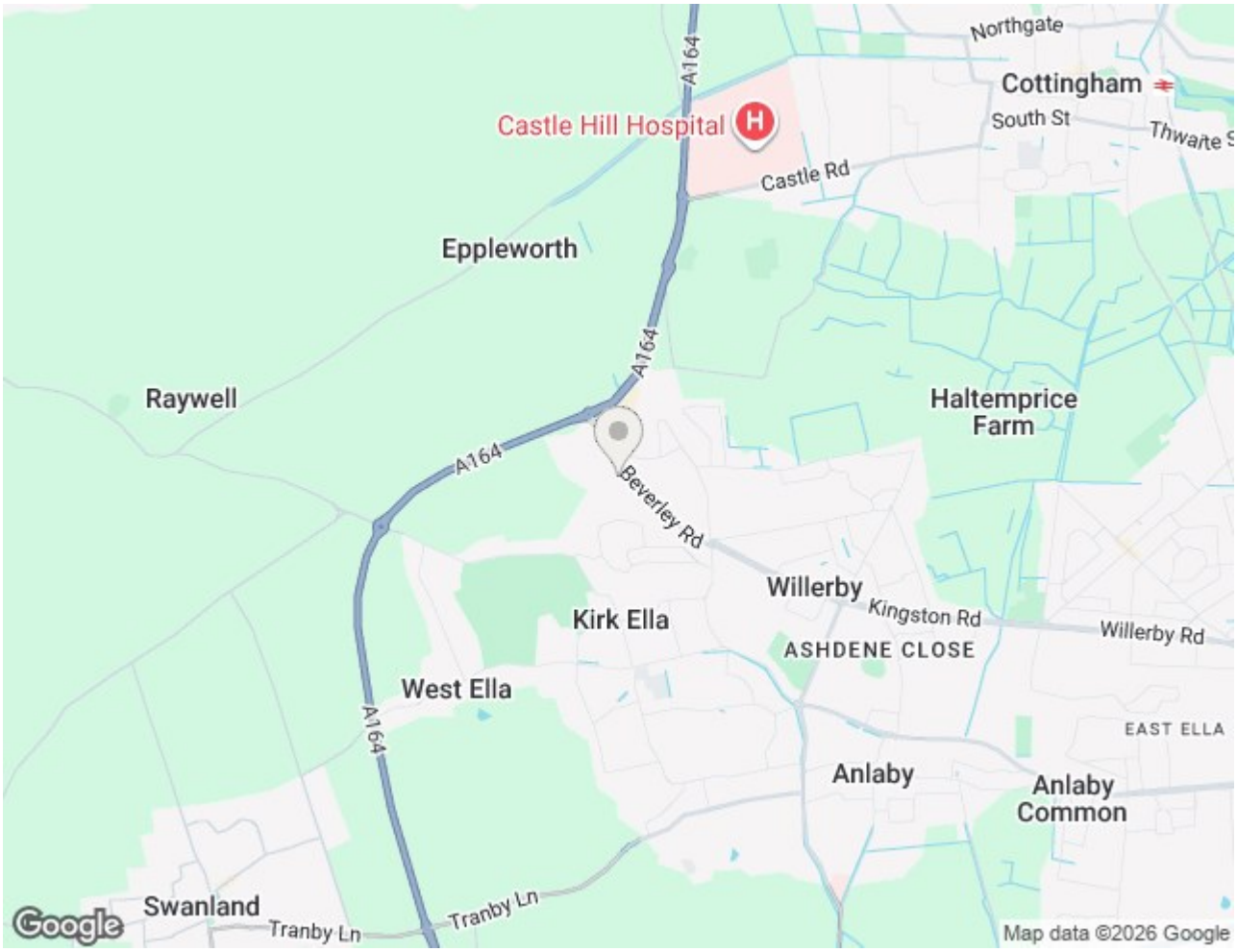
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

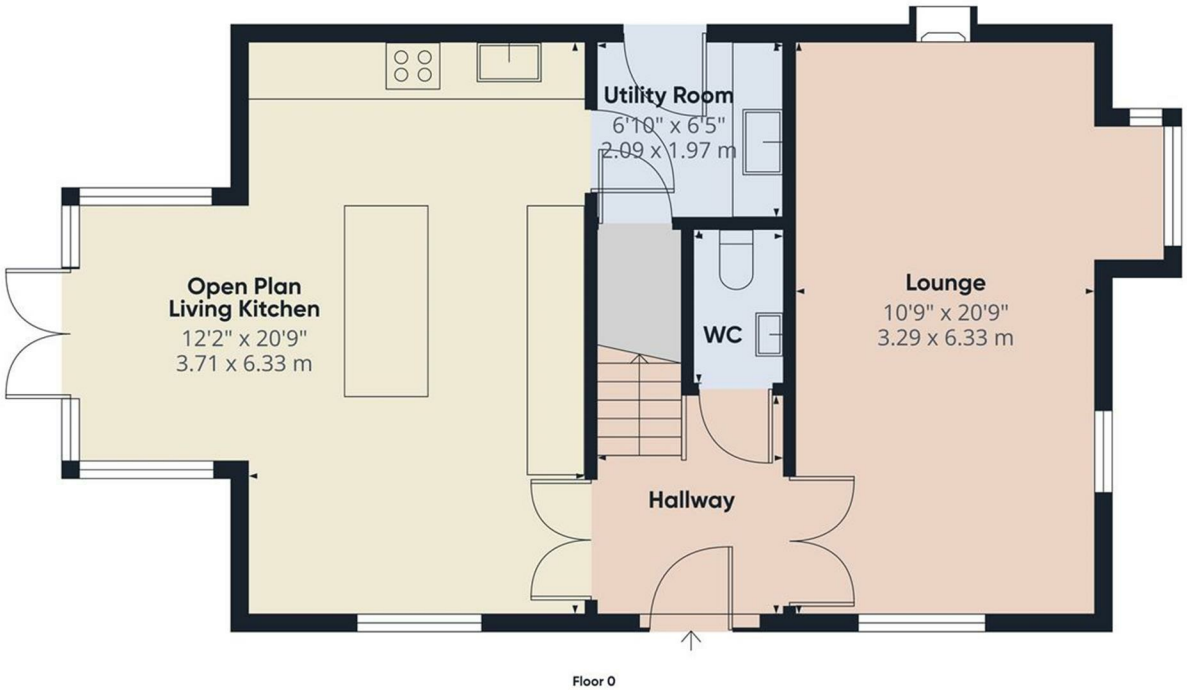
PROGRESSING AN OFFER

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.


Northgate
Cottingham
South St
Castle Hill Hospital
Castle Rd
A164
Eppleworth
Raywell
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
ASHDENE CLOSE
Kirk Ella
West Ella
EAST ELLA
Anlaby
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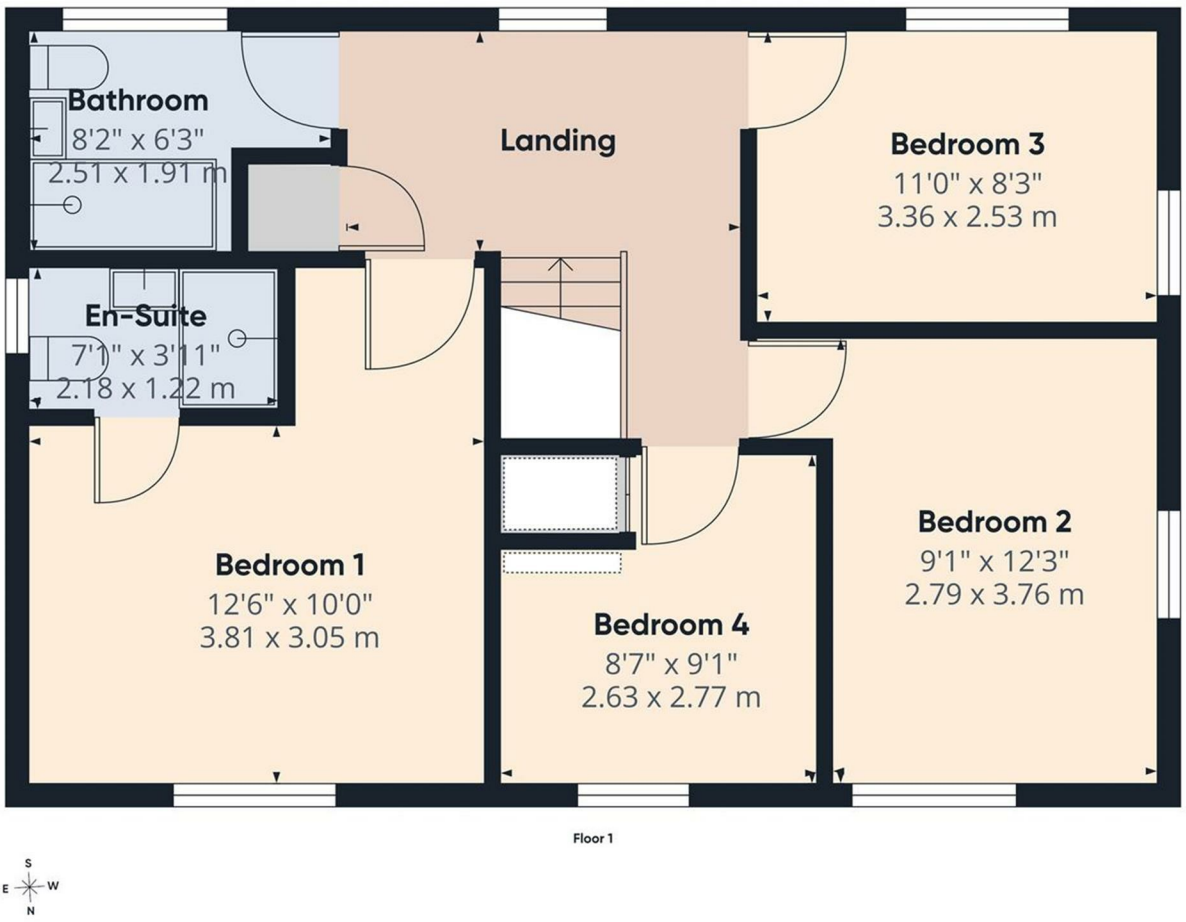


Approximate total area(1)
705 ft²
65.5 m²

(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



Approximate total area(1)

585 ft²

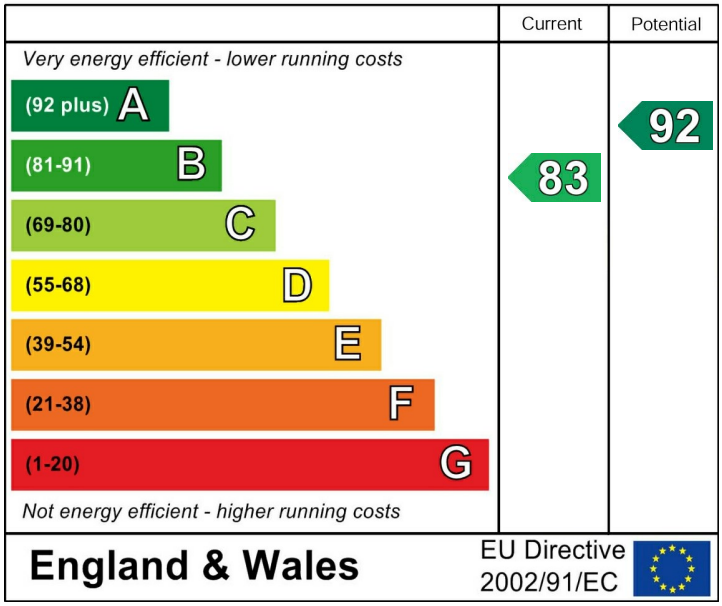
54.5 m²

(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

