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**Limb**  
MOVING HOME



*21 The Fairway, West Ella, East Yorkshire, HU10 7SA*

- 📍 Extended Detached Home
- 📍 4 Double Bedrooms
- 📍 Superb Day Room Extension
- 📍 Council Tax Band = D
- 📍 West Facing Garden
- 📍 Ample Parking & Garage
- 📍 Sought After Location
- 📍 Freehold / EPC = E

**£665,000**

## INTRODUCTION

Occupying an established west-facing plot within the highly regarded setting of The Fairway, this spacious family home has been thoughtfully extended over the years to create a versatile arrangement of accommodation ideally suited to modern family living.

A particular highlight is the impressive day room extension which enjoys views across the mature rear garden and provides an excellent space for both everyday living and entertaining. The ground floor accommodation comprises a welcoming reception hallway, formal lounge, sitting room/study, breakfast kitchen, utility room with cloakroom/W.C. and rear lobby/boot room.

To the first floor, a galleried landing provides access to the principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Outside, the property is approached via a pillared entrance and generous driveway providing ample parking and access to the garage. The rear garden enjoys a west-facing aspect and offers a good degree of privacy, with established planting, mature trees, lawned areas, patio seating spaces and a summerhouse with power and lighting.

Combining generous accommodation, mature gardens and a highly desirable Kirk Ella location, this is a home that offers excellent space for family life both inside and out.



## LOCATION

The property is located within The Fairway off Elveley Drive which runs between West Ella Road and Riplingham Road in the desirable area of West Ella. West 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 HALL

Spacious and welcoming with staircase leading up to the first floor and a large storage cupboard situated off.



## SITTING ROOM/STUDY

With window to the front elevation.



## LOUNGE

Accessed via double doors from the hallway with stone fireplace with open fire insert and window to the front elevation.



## BREAKFAST KITCHEN

Undoubtedly one of the standout features of the property, the spacious breakfast kitchen opens seamlessly into the adjoining dining and living areas to create an excellent sociable space. Fitted with a range of shaker-style units, timber work surfaces and a central island with breakfast bar seating, the kitchen also includes a range-style cooker, Belfast sink, integrated dishwasher and space for a freestanding fridge/freezer. Rooflights and French doors ensure the room is filled with natural light whilst providing attractive views of, and access to, the rear garden.





## DINING & LIVING AREAS



## UTILITY ROOM

With fitted units, plumbing for a washing machine, window to side and interna access door to the garage.



## W.C.

With low flush W.C. and wash hand basin. Window to side.

## REAR LOBBY/BOOT ROOM

With external access door to side and window to rear.

## FIRST FLOOR

## LANDING

Galleried style with window to the front elevation.



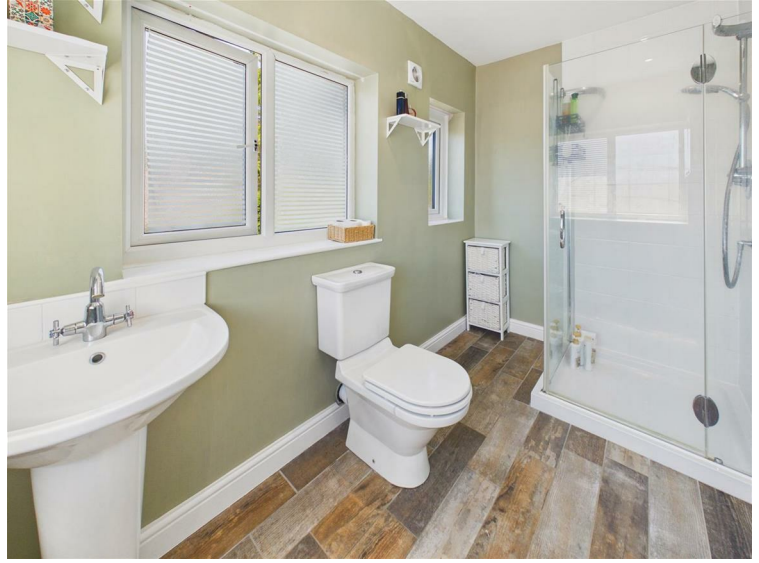
## BEDROOM 1

With window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Windows to the rear and side elevations.



## BEDROOM 2

With windows to both front and rear elevations. Built in wardrobes.



## BEDROOM 3

With built in wardrobe and window to the front elevation.



## BEDROOM 4

Window to rear.

## BATHROOM

With suite comprising a roll top bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

The property is approached via a pillared entrance and generous driveway providing ample parking and access to the garage. The rear garden enjoys a west-facing aspect and provides a delightful outdoor setting, with mature trees and established planting creating a good degree of privacy throughout. A combination of lawned and paved seating areas offer space to relax and entertain, whilst a summerhouse with power and lighting provides useful additional versatility.





*SUMMERHOUSE*



*REAR VIEW*



*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 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.

