

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



8 The Lunds, Kirk Ella, East Yorkshire, HU10 7JJ

📍 Superb Dormer Bungalow

📍 3 Double Bedrooms

📍 Stylish Kitchen

📍 Council Tax Band = D

📍 Spacious Lounge/Diner

📍 Excellent Parking & Garage

📍 Stunning Garden

📍 Freehold / EPC =

£318,000

INTRODUCTION

This beautifully presented dormer bungalow offers a move-in ready home with a layout designed for flexibility. The entrance opens into a welcoming hallway, leading to a spacious lounge and dining area centered around a feature log-burning stove. A stylish, fully-equipped kitchen and a contemporary bathroom serve the ground floor, alongside a well-proportioned bedroom that provides the option for single-level living.

Two further double bedrooms and a convenient W.C. occupy the first floor. Outside, the property is practical and well-maintained, featuring a gravelled and block-paved driveway with ample parking and access to the integral garage.

The rear garden is a highlight of the home—an attractive, landscaped space with a central lawn and established shrubbery borders. Two distinct patio areas provide plenty of room for outdoor furniture, including a pergola-shaded spot specifically positioned to enjoy the afternoon and evening sun.

LOCATION

The Lunds is a much sought after residential area situated just off Mill 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 PORCH

With door to:

ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor off. Internal access door to the garage.



LOUNGE

With log burning stove upon a slate tile hearth. Windows to the front and side elevations.



KITCHEN

With stylish base and wall units, inset sink with shower style mixer tap, integrated appliances including an oven, four ring gas hob with filter hood above and a fridge. Tiled floor and French doors to the garden.



BEDROOM

Window to rear.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Half tiled walls, tiled floor, heated towel rail and window to rear.



FIRST FLOOR

LANDING

BEDROOM 1

Window to side elevation.



BEDROOM 2

With built in storage cupboards and window to the front elevation.



W.C.

With low flush W.C.

OUTSIDE

The front of the property features a gravelled and block-paved driveway with ample parking and access to the integral garage.

The rear garden is a highlight of the home—an attractive, landscaped space with a central lawn and established shrubbery borders. Two distinct patio areas provide plenty of room for outdoor furniture, including a pergola-shaded spot specifically positioned to enjoy the afternoon and evening sun.





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

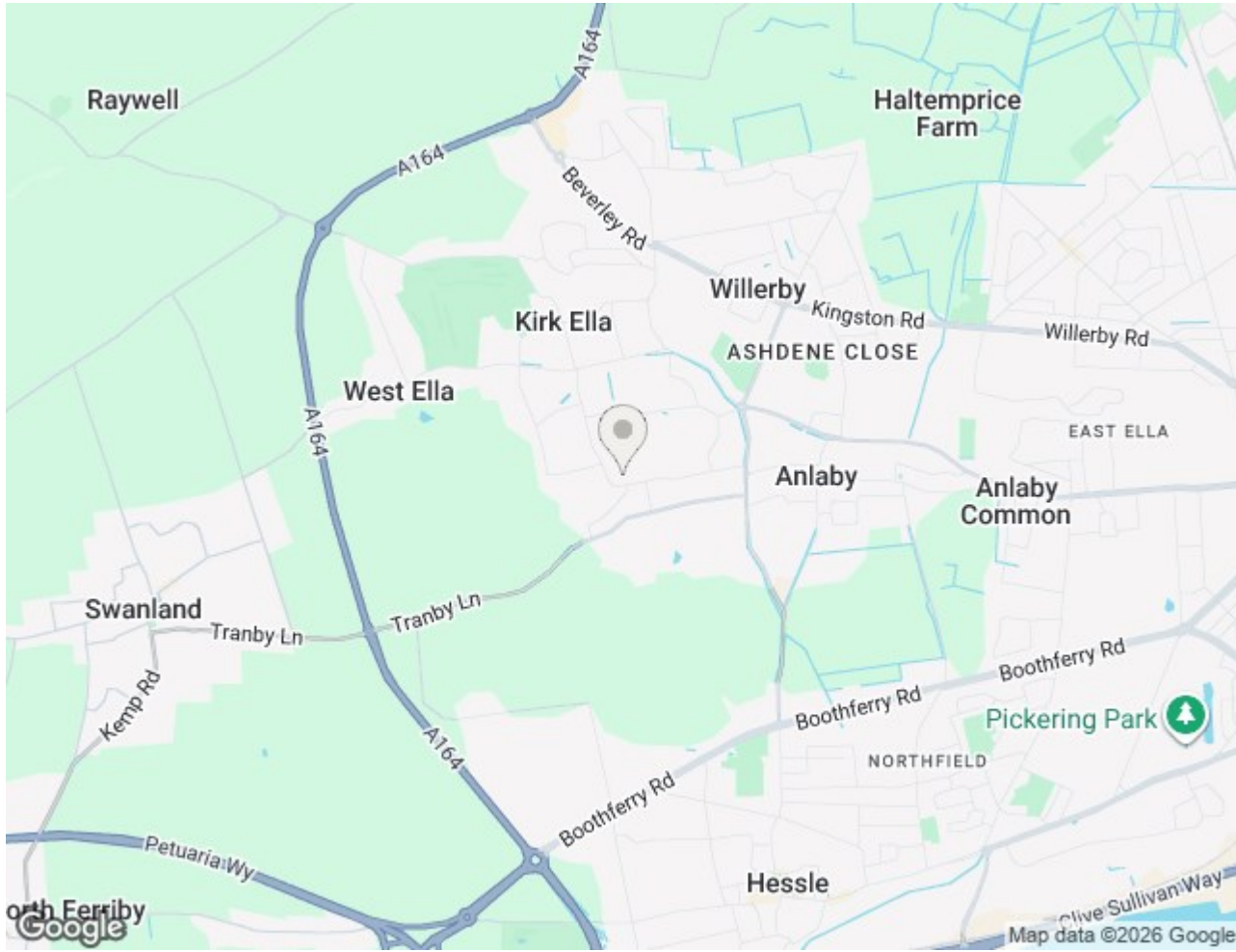
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

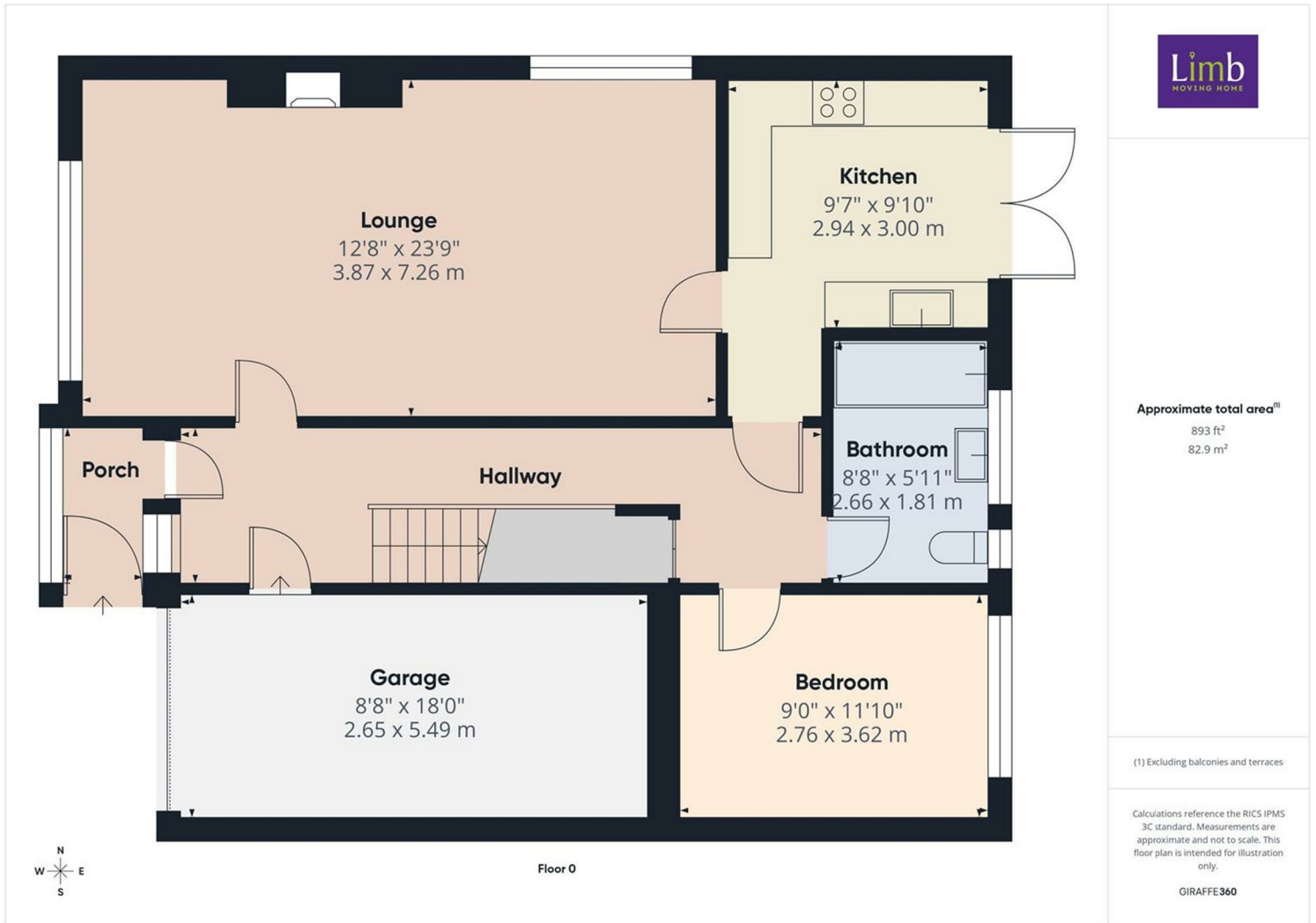
PHOTOGRAPH DISCLAIMER

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	