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Limb
MOVING HOME



6 Valley Drive, Kirk Ella, East Yorkshire, HU10 7PG

- 📍 Traditional Semi-Detached
- 📍 4 Beds/2 Baths
- 📍 Stunning Open Plan Kitchen
- 📍 Council Tax Band = D
- 📍 Lounge & Conservatory
- 📍 Westerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

£435,000

INTRODUCTION

Situated in the heart of the ever-popular village of Kirk Ella, this beautifully presented traditional bay-fronted semi-detached home offers stylish and versatile accommodation that is perfectly suited to modern family living. Combining attractive period character with contemporary finishes, the property is centred around a superb open plan living kitchen, complete with a central island, creating an impressive space for everyday family life and entertaining.

The accommodation briefly comprises an inviting entrance hallway with engineered oak flooring extending through to the kitchen, a comfortable lounge featuring a multi-fuel stove, ground floor W.C. and conservatory overlooking the rear garden. The first floor offers two generous double bedrooms, one benefiting from recently fitted wardrobes, a third single bedroom and a beautifully appointed family bathroom with both a bath and walk-in shower. The converted loft provides an excellent principal bedroom suite with an en-suite shower room and useful eaves storage.

Outside, a block paved driveway provides ample off-street parking and extends along the side of the property to the single garage. The rear garden enjoys a westerly aspect and has been attractively landscaped with two patio seating areas, a lawn and well-stocked borders, providing an ideal space for relaxing or entertaining.

LOCATION

The property is situated along Valley Drive, close to its junction with West Ella Road. 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.

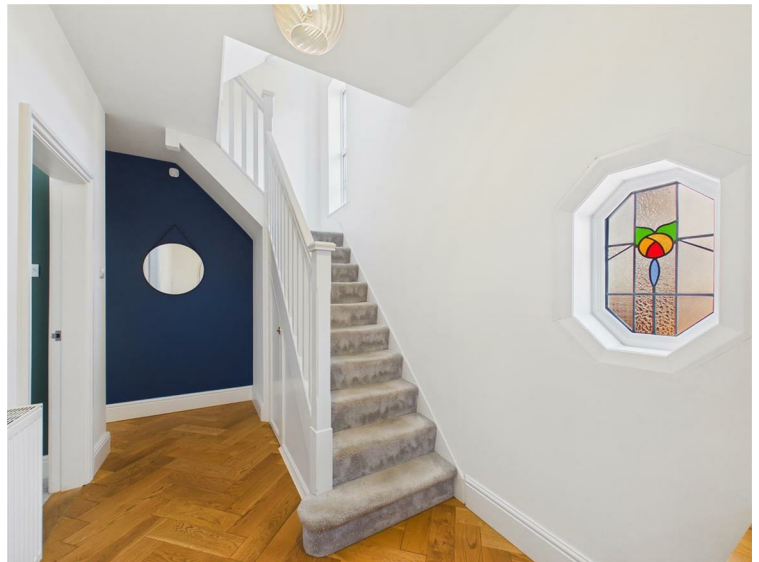
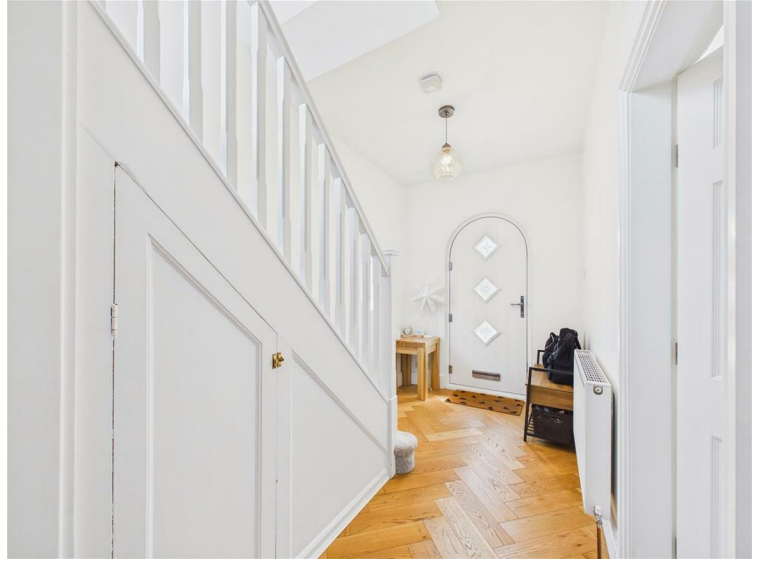
ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with engineered oak flooring, feature stained glass window to side and staircase leading up to the first floor with cupboard under.

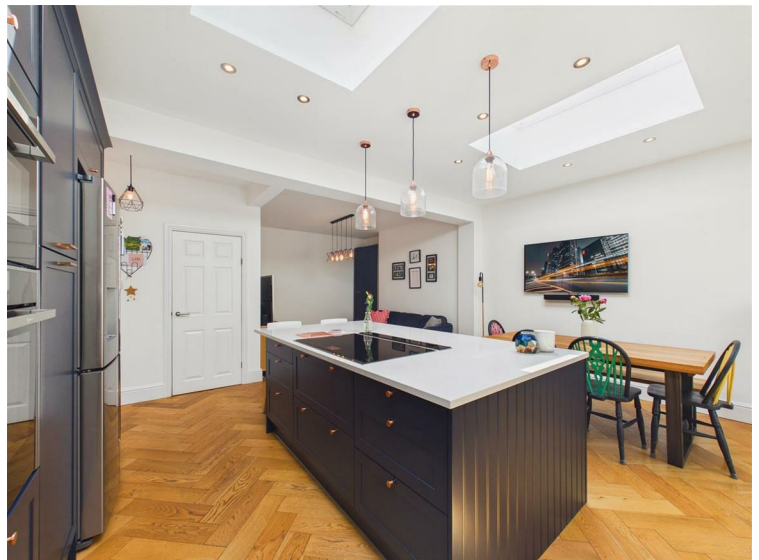


LOUNGE

Lovely space with bay window fitted with plantation shutters to the front elevation and a multi-fuel stove upon a slate hearth with oak mantle and cupboards and shelving to alcoves.



OPEN PLAN LIVING KITCHEN



KITCHEN/DINING AREA

A superb open plan living kitchen, beautifully appointed with engineered oak flooring and underfloor heating throughout and French doors opening into the conservatory, creating a wonderful extension of the living space. The kitchen is fitted with an excellent range of shaker-style base and wall units, complemented by Quartz worktops and a matching central island providing additional preparation space and informal seating. Integrated Neff appliances include an oven, combination microwave oven, induction hob with downdraft extractor and dishwasher, together with housing for an American-style fridge/freezer. A useful utility cupboard provides additional storage and space for laundry appliances.



LIVING AREA



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Tiled floor, heated towel rail and window to side.



CONSERVATORY

With tiled floor, electric underfloor heating and double doors leading out to the rear garden.



FIRST FLOOR

LANDING

With feature stained glass window to the side elevation. A staircase leads up to the second floor.

BEDROOM 2

With recently fitted wardrobes and bay window with shutters to the front elevation.



BEDROOM 3

Window with fitted shutters to the rear elevation



BEDROOM 4

With window fitted with plantation shutters to the front elevation.



BATHROOM

This stylish suite has been thoughtfully designed incorporating a large bath and walk in shower. There is a vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, electric underfloor heating, inset spot lights, heated towel rail and windows to the side and rear elevations.



SECOND FLOOR

LANDING

With space housing the gas central heating boiler and access to eaves storage where the pressurised water cylinder is stored.

BEDROOM 1

With Velux windows to both the front and rear elevations. Access to eaves storage.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, electric underfloor heating, heated towel rail and Velux window to the front elevation.



OUTSIDE

A block paved driveway provides ample off-street parking and extends along the side of the property to the single garage. The rear garden enjoys a westerly aspect and has been attractively landscaped with two patio seating areas, a lawn and well-stocked borders, providing an ideal space for relaxing or entertaining.





PATIO AREA



REAR VIEW



HEATING

The property has the benefit of gas central heating with underfloor heating in the open plan living kitchen.

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

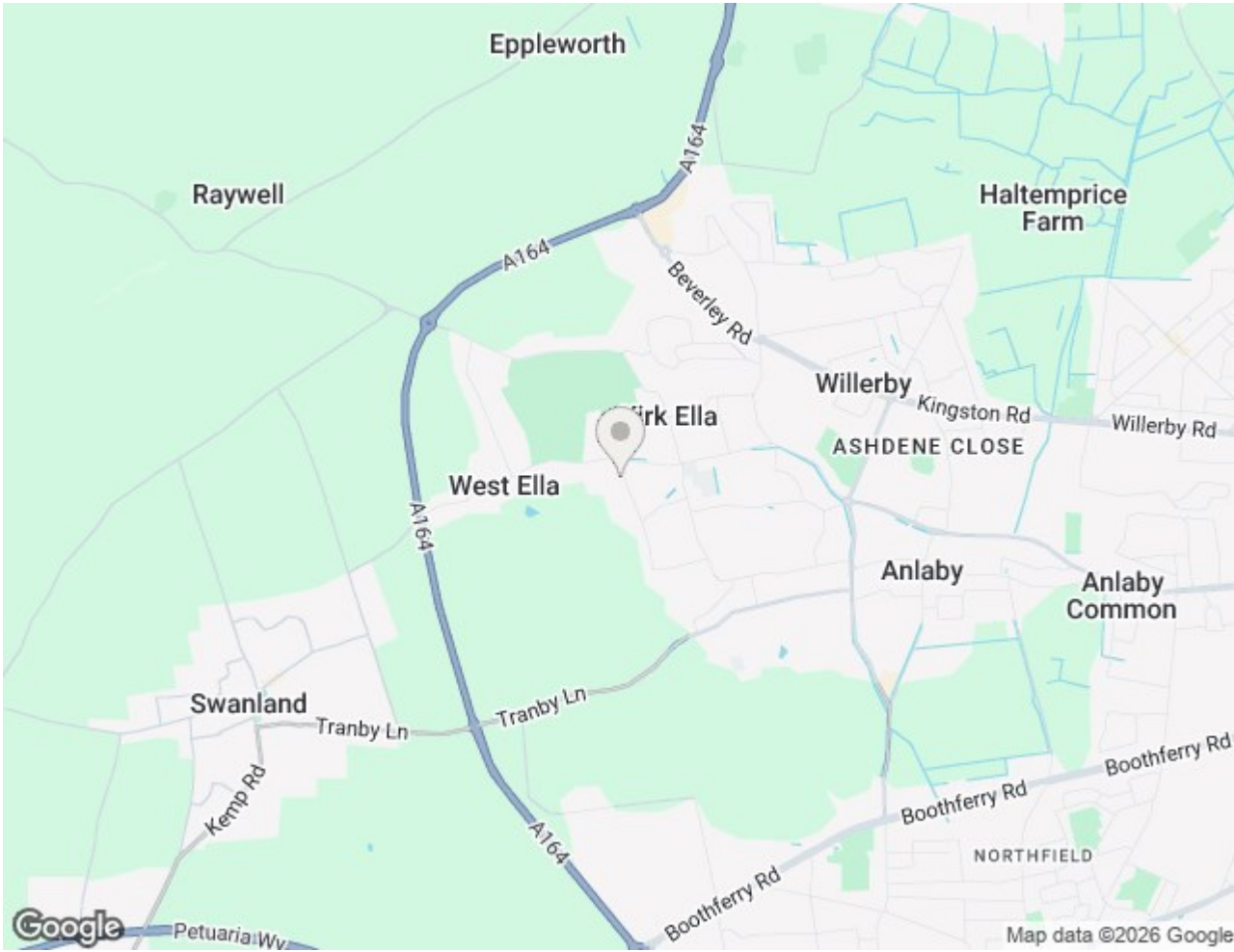
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

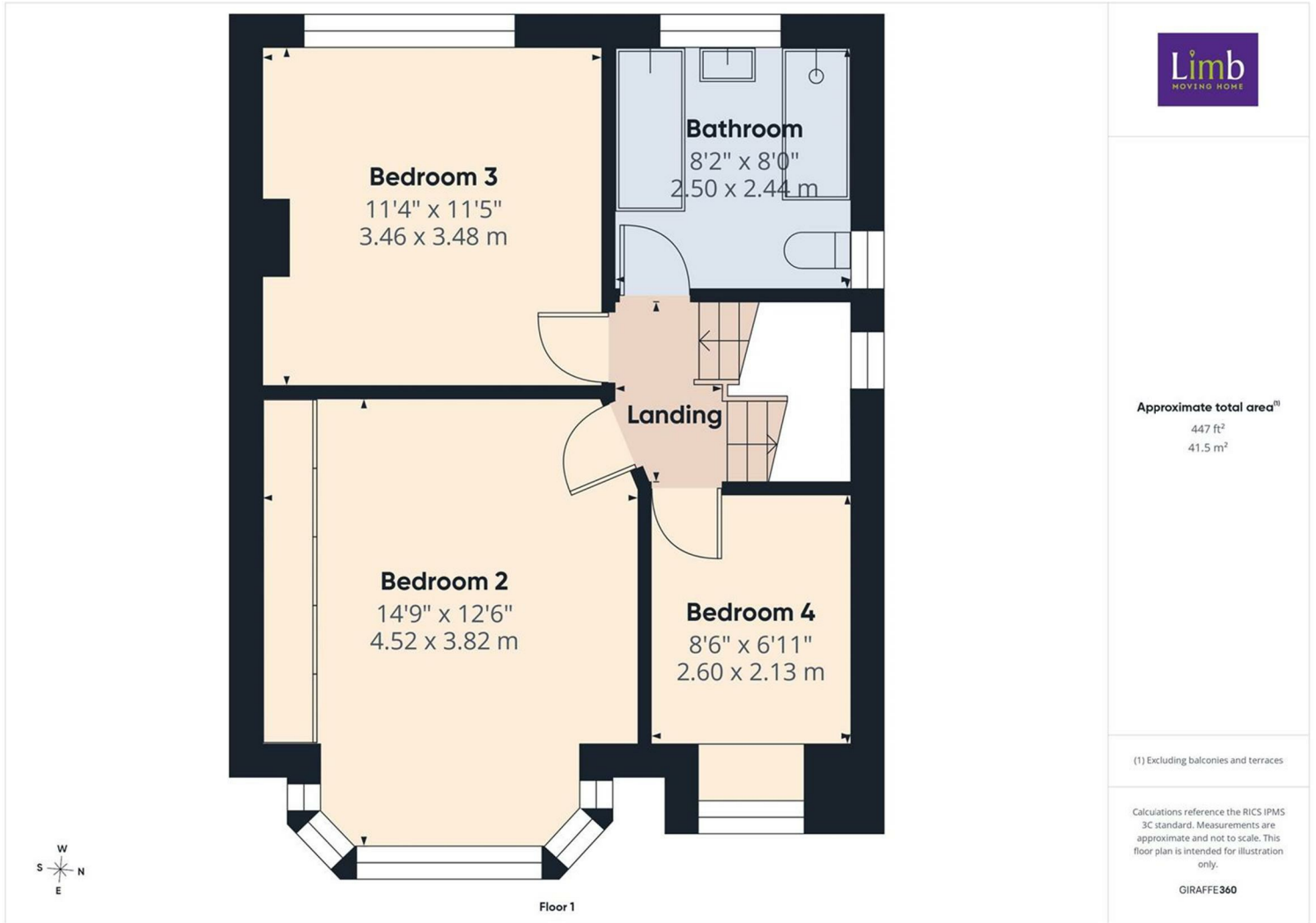
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure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

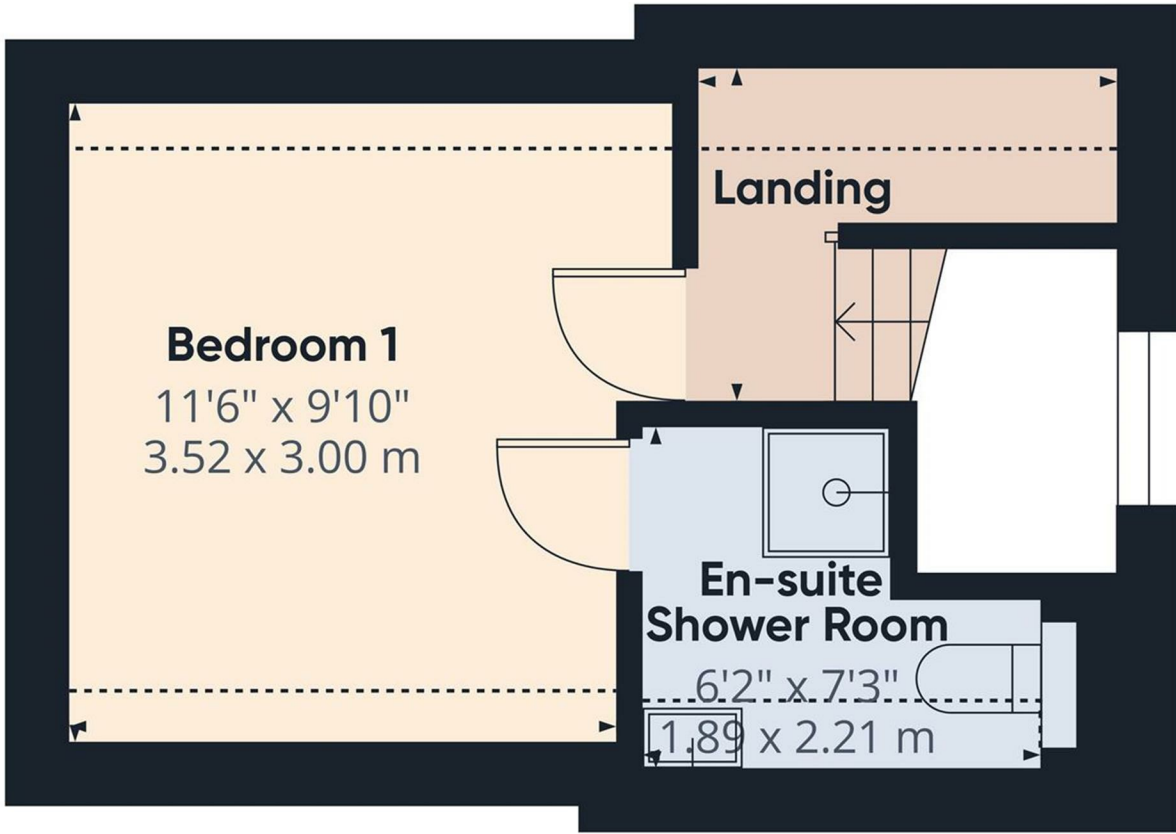
PROPERTY TO SELL?

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.









Approximate total area^m

186 ft²
17.3 m²

Reduced headroom

35 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

