



40 West Hill Road, Kirk Ella, Hull, East Riding of Yorkshire, HU10 7FG

FINE & COUNTRY

SPACIOUS AND STYLISH FIVE-BEDROOM FAMILY HOME WITH ANNEXE IN THE HEART OF WILLERBY



This beautifully extended home offers modern comfort, clever design, and plenty of space for family living. With five bedrooms, four bathrooms, and four separate living areas, there's room for everyone to spread out. The property includes a purpose-built ground floor annexe — perfect for relatives or guests — and a large garden that's ideal for relaxing or entertaining.

Located just a short walk from Willerby Square and close to excellent schools, shops, and transport links, this home offers a brilliant balance of luxury and convenience.

From the Agent's Perspective

This is one of those homes that truly impresses from the moment you step inside. The grand entrance hall sets the tone, with a galleried landing and double doors opening into a spacious living room filled with natural light. There's also a separate family room and an inviting 40ft dining/living/kitchen area — the heart of the home — complete with bi-fold doors leading to the garden.

The layout works wonderfully for modern family life. The kitchen connects directly to the orangerie and a flexible ground floor annexe with its own en-suite, giving real versatility for extended family living or guests.

Upstairs, the generous landing leads to a stunning master suite with dressing room and en-suite, a guest bedroom with its own bathroom, plus two further bedrooms and a family bathroom. The thoughtful design continues outside, where the landscaped garden has been created for easy maintenance and great outdoor entertaining.

Set in a highly convenient position close to everyday amenities, this property combines space, style, and practicality — it truly ticks every box.





Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

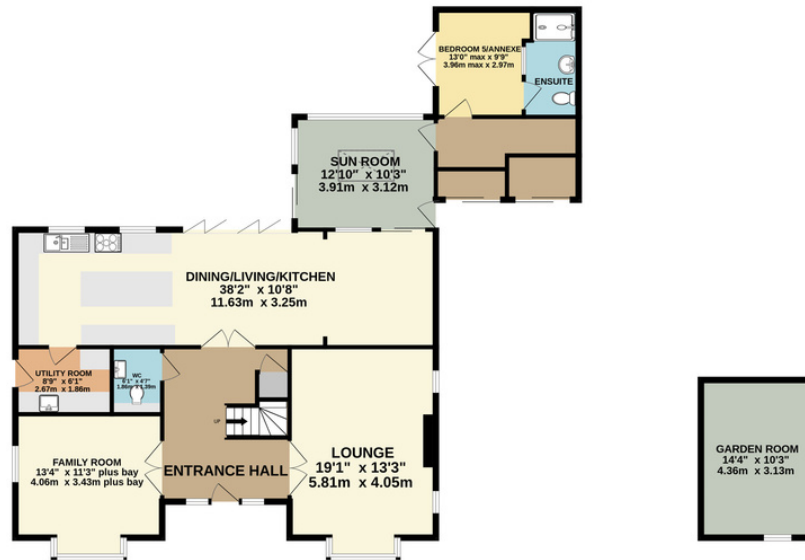
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

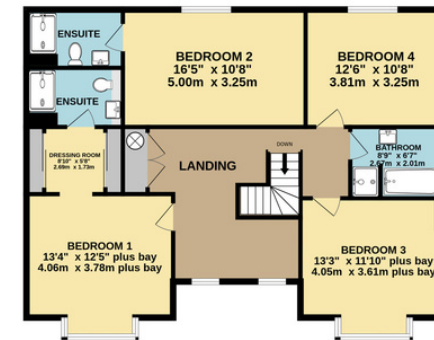
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GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

