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**Limb**  
MOVING HOME



*21 Great Gutter Lane West, Kirk Ella, East Yorkshire, HU10 6DP*

- 📍 Simply Stunning!
- 📍 £32,000 of Extras Included
- 📍 Beautifully Appointed
- 📍 Council Tax Band = F
- 📍 Four Beds/Two Baths
- 📍 Open Plan Living Kitchen
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = B

*Offers Over £495,000*

## INTRODUCTION

This simply stunning detached home, built in recent times by renowned builders Beal Homes, exudes modernity and elegance, with over £32,000 worth of upgrades that truly elevate its appeal. The property features beautifully appointed interiors that are stylishly presented, creating a welcoming and sophisticated atmosphere throughout. Boasting a grand entrance hallway with galleried landing above, stunning open plan living kitchen, two reception rooms, four bedrooms, and two bathrooms across 1,560 sq ft, this property offers ample space for a growing family or those simply wanting to indulge in a little extra space.

One of the standout features of this property is the parking provision, with a driveway for up to 6 vehicles plus a double garage, ensuring convenience for both residents and guests. Whether you're a car enthusiast or simply enjoy having ample parking space, this feature is sure to impress.

Located in a desirable area, this property offers a perfect blend of tranquillity and accessibility, making it an ideal place to call home. Don't miss the opportunity to make this stunning house your own and experience the best of modern living in a beautiful setting.

## LOCATION

The property is situated along Great Gutter Lane West and forms part of the Beal Homes West Hill development in Kirk Ella. Kirk Ella and the surrounding villages of Willerby and Anlaby lie to the western side of Hull and offer an excellent range of shops, and retail parks recreational facilities and amenities. Kirk Ella has a well reputed junior/primary school with secondary schooling at nearby Wolfreton school. A number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. The property is therefore conveniently placed for access to Hull city centre, the Humber Bridge, the nearby town of Cottingham and historic market town of Beverley. In addition, convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 miles distance at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with an attractive turning staircase leading up to the first floor above, with storage cupboard beneath.



## CLOAKS/WC

With low flush WC and wash hand basin. Heated towel rail, half tiling to walls and window to side.



## STUDY/DINING ROOM

9'3" x 7'4" approx (2.82m x 2.24m approx)  
With Elka pebble oak flooring and window to front.



## LOUNGE

17'11" x 12'2" approx (5.46m x 3.71m approx)

Lovely space with box bay window to the front and a multi-fuel stove upon a marble hearth with oak mantle. Oak and glass doors open through to the open plan living kitchen.



## OPEN PLAN LIVING KITCHEN

29'2" x 12'6" approx (8.89m x 3.81m approx)

The heart of the house, this superb room stretches across the rear of the property and has a window overlooking the garden and bi fold doors opening out to the terrace. The kitchen has been individually designed with an extensive range of Omega shaker painted base and wall units with Ponderosa Pine worksurfaces and upstands plus a unique breakfast bar with cupboards under plus wall units above with glass doors. There is a one and a half bowl Franke sink and drainer with Anthena dusted steel mixer tap, Bertazonni Master Series Range cooker with induction hob and extractor above.



## KITCHEN AREA



*SITTING AREA*



*UTILITY*

With base and wall units, stainless steel inset sink with Franke tap. Plumbing for a washing machine and dishwasher. External access door to side.



*FIRST FLOOR*

*LANDING*

A galleried style landing with window to front elevation plus cylinder/storage cupboard.



## BEDROOM 1

16'6" x 14'8" approx (5.03m x 4.47m approx)

Measurements to extremes and up to Hammonds fitted wardrobes.

Window to rear.



## ENSUITE SHOWER ROOM

Being fully tiled with suite comprising a walk in shower with glass panel, vanity unit with wash hand basin and low flush WC. Wall mounted mirror, heated towel rail and inset spot lights. Window to rear.



## BEDROOM 2

12'2" x 10'11" approx (3.71m x 3.33m approx)  
With Hammonds fitted wardrobes and window to rear.



## BEDROOM 3

12'2" x 10'0" approx (3.71m x 3.05m approx)  
Measurements into Hammonds fitted wardrobes. Window to front.



## BEDROOM 4

12'3" x 7'6" approx (3.73m x 2.29m approx)  
Window to front.





## BATHROOM

Being fully tiled with suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush WC, Wall mounted mirror, heated towel rail and window to side.



## OUTSIDE

The property enjoys a prime position with an extensive driveway to the side providing parking for up to 6 vehicles. There is a detached double garage with two Oxley roller shutter doors. A lawned garden extends to the front with attractive planting to the boundary.

The rear garden is a particular feature being bounded by an a curved wall and enjoying a southerly aspect. There is an extended patio directly adjoining the rear of the property with lawn beyond and further patio area ideal for a hot tub (not included in the sale). There are external power sockets and outdoor lighting.



*REAR VIEW*



*TENURE*

Freehold

*COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

*FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

*VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

## 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.

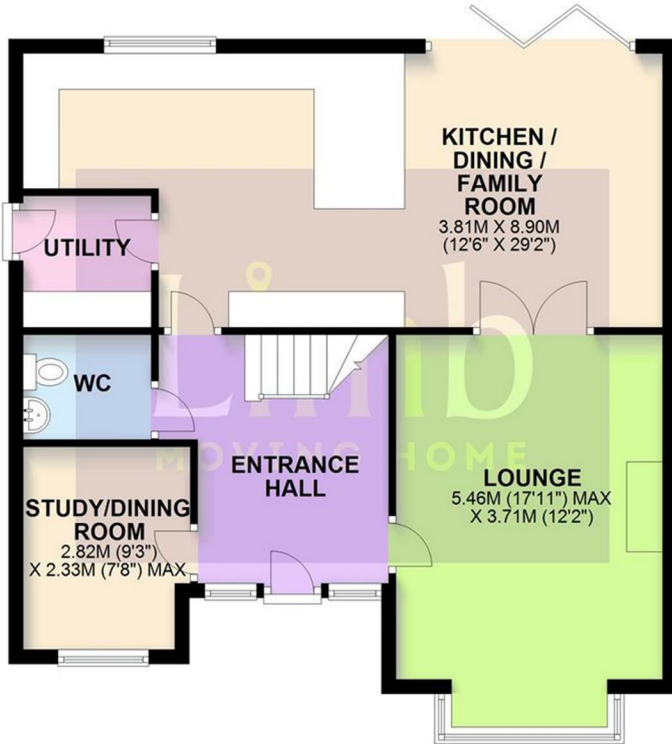
## VALUATION SERVICE

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.



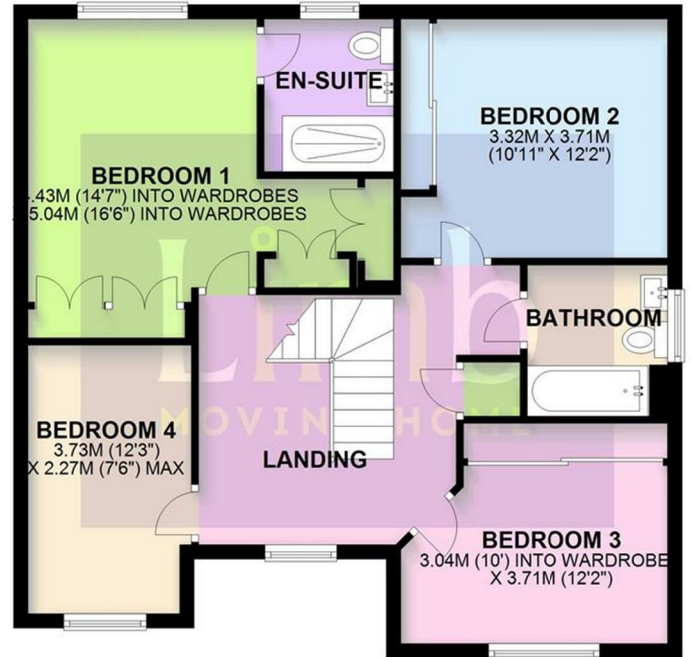
**GROUND FLOOR**

APPROX. 73.2 SQ. METRES (788.0 SQ. FEET)



**FIRST FLOOR**

APPROX. 72.0 SQ. METRES (775.3 SQ. FEET)



TOTAL AREA: APPROX. 145.2 SQ. METRES (1563.3 SQ. FEET)  
21 GREAT GUTTER LN W, KIRK ELLA

