

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*51 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QL*

- 📍 Detached House
- 📍 Beautiful Gardens
- 📍 Plot of 0.38 Acre
- 📍 Council Tax Band = G
- 📍 4 Beds/2 Baths
- 📍 Large Double Garage
- 📍 Prime Location
- 📍 Freehold/EPC = C

**£595,000**



## INTRODUCTION

Situated on the south side of West Ella Road, this impressive four-bedroom detached house is set within beautifully landscaped gardens on an expansive plot of approximately 0.38 acre. Perfectly suited for family living, this fine property offers a prime location in a highly sought-after residential area.

Set back attractively from the road, the home features a generous driveway providing ample parking and access to a large detached garage. The south-facing gardens are truly delightful, boasting a variety of captivating features and spaces to explore. The thoughtfully designed accommodation, as shown in the attached floorplan, offers superb living spaces and holds further potential for extension or remodelling, subject to the necessary permissions.

The ground floor comprises a welcoming hallway, a cloakroom/W.C., four versatile reception rooms, a kitchen, and a utility room. Upstairs, you will find four bedrooms, all equipped with fitted furniture, a family bathroom, and an en-suite shower room for the primary bedroom. The property is enhanced by gas-fired central heating and mainly hardwood framed double glazing throughout.

In summary, this distinctive home offers exceptional space and appeal in one of the area's most desirable locations.



## LOCATION

The property stands in one of the regions most desirable residential address which is characterised by many fine homes of distinction. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice sport centre. St Andrews primary school and Wolfreton secondary school can be found nearby along with private schooling at Tranby and Hymers College which lie a short distance away. A nearby bus stop gives easy access to Hull city centre or in a westerly direction towards the villages. The surrounding area affords a good range of recreational facilities and the prestigious Hull Golf Club is nearby. The area also affords a number of retail parks and supermarkets plus cafes and bars making this an ideal place to live. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious entrance hallway with staircase leading up to the first floor and cloaks cupboard situated off. The hallway provides access to the lounge, kitchen and dining room.



## W.C.

With low level W.C. and wash hand basin.

## LOUNGE

17'4" x 11'5" approx (5.28m x 3.48m approx)

With bow window to the front elevation. There is a feature marble fireplace housing living flame gas fire. Double doors open through to the breakfast room.



## BREAKFAST ROOM

11'5" x 9'9" approx (3.48m x 2.97m approx)

Sliding patio doors to the rear.



## KITCHEN

13'0" x 9'9" approx (3.96m x 2.97m approx)

Extending to 16'8" approx.

There are a range of fitted base and wall mounted units, incorporating a one and a half sink and drainer, cooker slot with extractor hood above and there is plumbing for a dishwasher. A window overlooks the rear garden.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for automatic washing machine, external access door to rear.

## DINING ROOM

16'4" x 11'0" approx (4.98m x 3.35m approx)

Into deep soft wood bay window to front elevation.





## SITTING ROOM

16'3" x 13'0" approx (4.95m x 3.96m approx)

Feature fire surround housing an electric fire. Double doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

Access to roof void. Cylinder cupboard to corner.

### BEDROOM 1

14'4" x 11'6" approx (4.37m x 3.51m approx)

Having a range of fitted furniture comprising wardrobes, storage cupboards, drawers and dressing table, two windows to front elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin in cabinet, concealed flush W.C., tiling to the walls.



## BEDROOM 2

14'0" x 12'7" approx (4.27m x 3.84m approx)

With fitted wardrobes, storage cupboards and drawers. Window to front elevation.



## BEDROOM 3

10'8" x 9'1" approx (3.25m x 2.77m approx)

With fitted wardrobes and desk, window to rear elevation.



## BEDROOM 4

12'9" x 8'2" approx (3.89m x 2.49m approx)  
With fitted wardrobes, window to rear elevation.



## BATHROOM

With low level W.C., wash hand basin and panelled bath with shower over and screen, tiling to the walls, heated towel rail.





## OUTSIDE

The property occupies a beautiful plot of approximately 0.38 acre which enjoys a south facing aspect to the rear. The property is approached across a block set sweeping driveway which provides excellent parking and leads onwards to one side through a wrought iron gate and onto the detached garage. A lawn extends to the front. The delightful rear garden has an extensive terrace directly to the rear of the house with shaped lawn beyond and attractive borders. A stunning vista is provided across the garden which also incorporate a wildlife pond, growing beds and mature borders provide much seclusion. There is also a greenhouse situated to one side of the property.



## DOUBLE GARAGE

25'0" x 16'8" approx (7.62m x 5.08m approx)

An oversized garage which is also has a security alarm.





## 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 G. 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

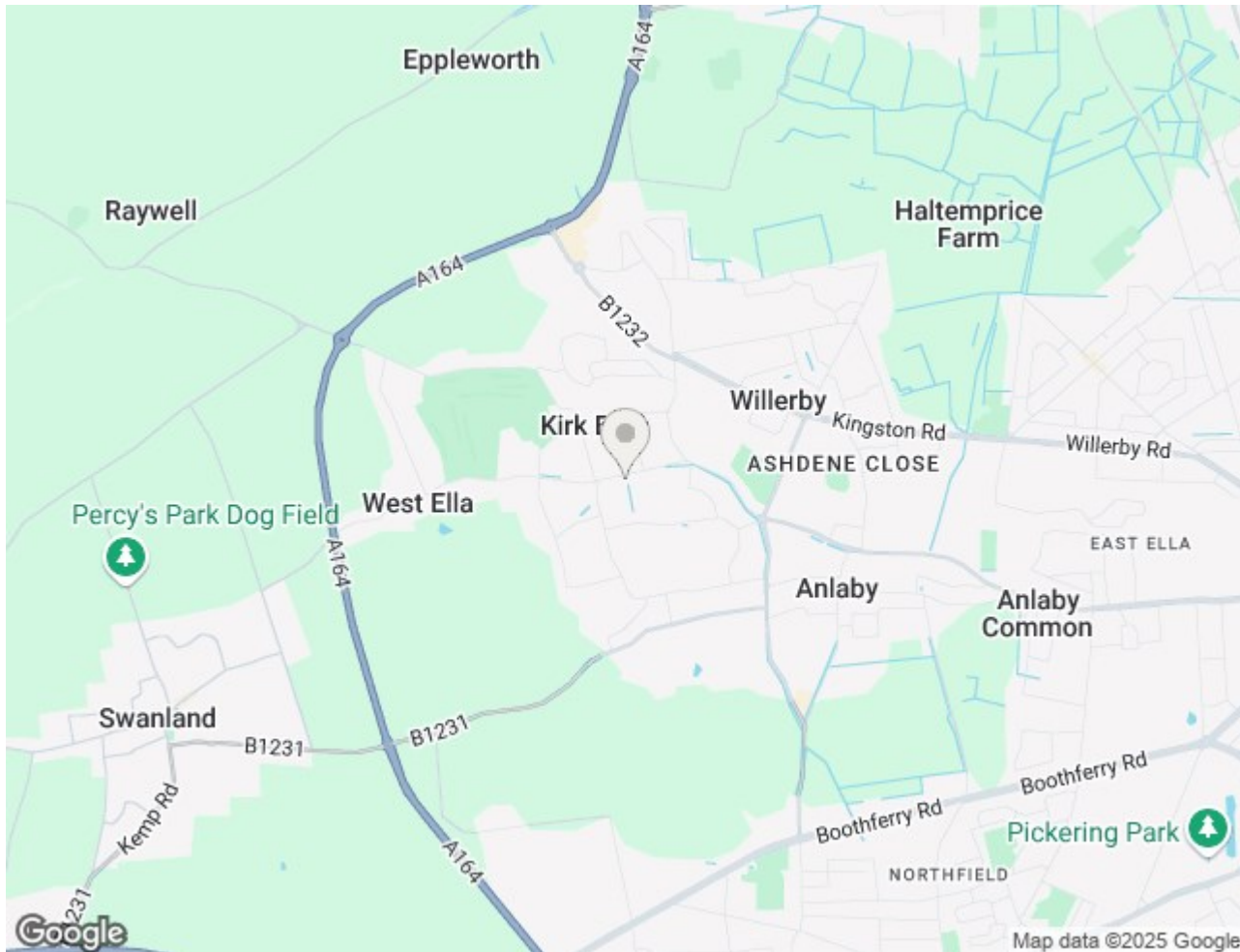
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





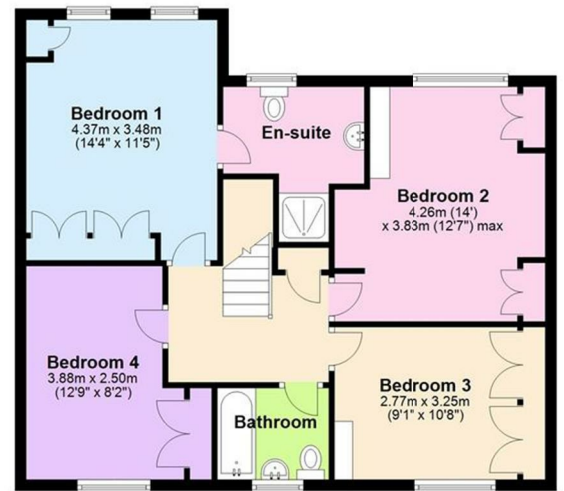
## Ground Floor

Approx. 104.9 sq. metres (1129.3 sq. feet)




## First Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



Total area: approx. 176.4 sq. metres (1898.6 sq. feet)  
51 West Ella Road

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	