

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*56 West Hill Road, Kirk Ella, East Yorkshire, HU10 7FG*

📍 Great Detached House

📍 Ideal Family Home

📍 4 Beds/2 Baths

📍 Council Tax Band = E

📍 Superb Living Kitchen

📍 Quality Garden Chalet

📍 Enclosed Garden + Garage

📍 Freehold/EPC = B

**£410,000**



## INTRODUCTION

This impressive modern detached home, with a striking double-fronted design, is situated within the highly sought-after Beal Homes development, conveniently located close to local amenities and shops. Thoughtfully designed and significantly enhanced by the current owner, the property now includes a high-quality garden chalet, perfect for relaxation, entertaining, or versatile uses such as a gym or home office. Additionally, the rear section of the garage has been converted into a functional occasional workspace.

The spacious interior, featuring numerous upgrades, is illustrated in the attached floorplan. The ground floor comprises a central hallway with a cloakroom/W.C., a generous lounge with a contemporary fireplace and bay window, and a stunning open-plan living kitchen. The kitchen includes a deep rear bay with direct access to the garden, complemented by a separate utility room.

Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a stylish en-suite shower room. The property features gas-fired central heating and uPVC double glazing throughout.

The surrounding gardens include a part-walled main garden, an expansive paved terrace, a lawn, and a substantial garden chalet measuring approximately 15'7" x 11'7". A block-paved driveway provides parking and access to the single garage, which has been partially converted for occasional work use.

This exceptional property offers a perfect blend of modern design, practicality, and style. Early viewing is highly recommended.



## LOCATION

West Hill Road is part of the recent prestigious "West Hill" development by Messrs Beal Homes. West Hill Road is situated off Beverley Road close to Willerby Shopping Park and a host of general amenities. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off.



## CLOAKS/W.C.

With low level W.C., wash hand basin, tiled surround and floor.

## LOUNGE

20'10" x 11'0" approx (6.35m x 3.35m approx)

Plus bay window to side elevation. Access via the hall via double doorways. This attractive room has windows to both front and side including a bay. To one end is a formed chimney breast housing a contemporary electric fire complimented by cupboards and display shelving to the alcoves.



## LIVING KITCHEN

20'10" x 12'4" approx (6.35m x 3.76m approx)

Plus bay measuring 9'4" x 6'0" approx.

This superb room provides ample space for various arrangements of furniture. The deep bay window has central double doors opening out to the rear terrace. The kitchen has a range of fitted base and wall mounted units with Silestone work surfaces. There is an undercounter sink with mixer tap, two ovens and a warming drawer, dishwasher and fridge freezer.





## UTILITY ROOM

With fitted cupboards and work surface, sink and drainer, plumbing for automatic washing machine and space for further appliance. External access door to driveway.



## FIRST FLOOR



## LANDING

With cupboard to corner.



## BEDROOM 1

14'4" x 12'7" approx (4.37m x 3.84m approx)

Having a range of attractive fitted wardrobes, window to front elevation.



## EN-SUITE SHOWER ROOM

With large shower cubicle, wash hand basin and W.C., tiled surround, heated towel rail.



## BEDROOM 2

12'4" x 9'2" approx (3.76m x 2.79m approx)  
Windows to front and side elevations.



## BEDROOM 3

11'5" x 8'3" approx (3.48m x 2.51m approx)  
Windows to side and rear elevations.



## BEDROOM 4

9'0" x 8'8" approx (2.74m x 2.64m approx)  
Window to front elevation. Overstairs cupboard.

## BATHROOM

With suite comprising low level W.C., wash hand basin, bath with shower over and screen. Tiled surround and floor, heated towel rail.



## OUTSIDE



## GARDEN CHALET

15'7" x 11'7" approx (4.75m x 3.53m approx)  
Being insulated and having a power and light supply installed. Ideal for a variety of purposes.





## REAR VIEW



## REAR OF GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

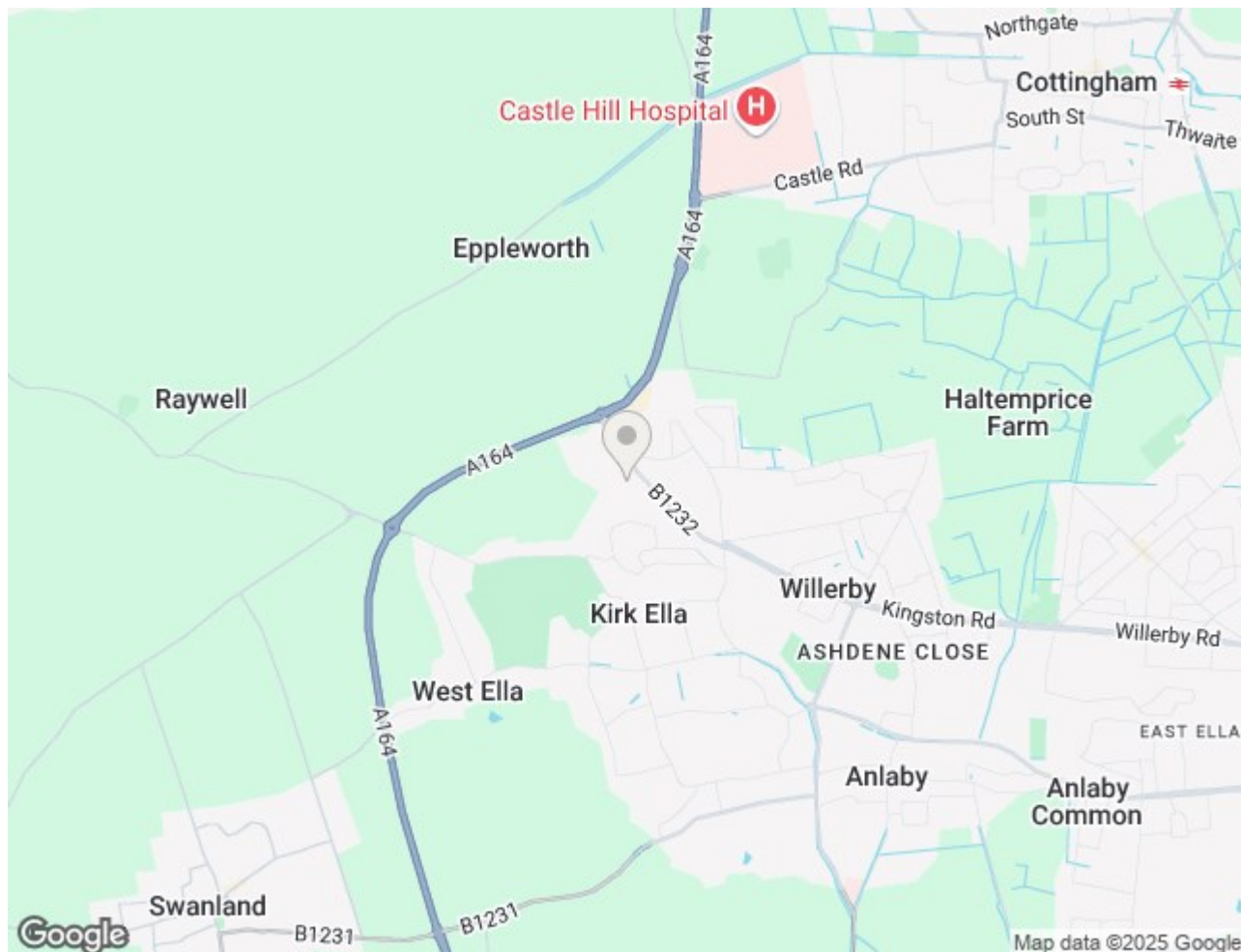
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

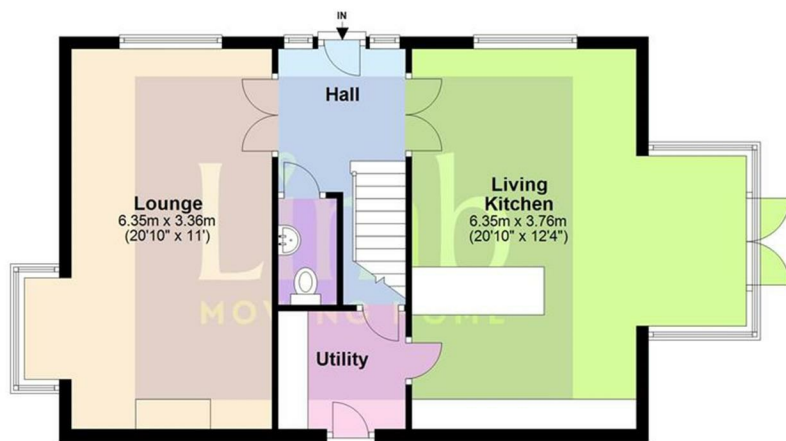
## VALUATION SERVICE

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.



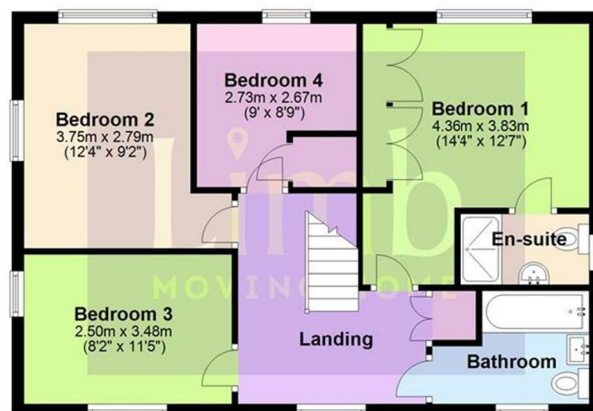
### Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)




### First Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 123.3 sq. metres (1326.8 sq. feet)  
**56 West Hill Road**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</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 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	