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**Limb**  
MOVING HOME



66 Redland Drive, Kirk Ella, East Yorkshire, HU10 7UY

- 📍 Bay Fronted Semi
- 📍 Extended Family Home
- 📍 Open Plan Living
- 📍 Council Tax Band = D
- 📍 Three Fitted Beds
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = E

£335,000

## INTRODUCTION

Discover this well-presented, extended semi-detached home, boasting a classic bay-fronted facade and a practical layout ideal for family living. A generous driveway and a lovely south-facing rear garden enhance the property's appeal. Inside, the accommodation comprises an entrance hallway, cloakroom/W.C., a spacious lounge, a sitting room, and a kitchen that opens into a combined dining/day room with garden views. The first floor offers three good-sized bedrooms, each with fitted furniture, and a well-appointed bathroom with a four-piece suite. A block-paved and gravelled driveway leads to an integral single garage with an automated roller door, and the south-facing rear garden features a predominantly lawned area, patio spaces, and secure fencing.

## LOCATION

Redland Drive is a popular residential street situated off Beverley Road, Kirk Ella. To the west of Hull, Kirk Ella is one of the regions most sought after locations and a number of shops are to be found within the village centre with the surrounding area offering a more extensive range of shopping parks and supermarkets nearby. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton School catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor.



### CLOAKS/W.C.

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



## LOUNGE

19'5" x 12'9" approx (5.92m x 3.89m approx)

Measurements into bay window to the front elevation.

Feature fire surround with tiled hearth and backplate.



## SITTING AREA

11'2" x 9'5" approx (3.40m x 2.87m approx)

With wall mounted fire and opening through to the dining/day room.



## KITCHEN

16'0" x 9'11" approx (4.88m x 3.02m approx)

Having a range of solid wood fitted units with laminate worktops, ceramic one and a half bowl sink and drainer with mixer tap, integrated double oven, four ring hob with filter hood above, larder fridge and dishwasher. Window to rear, internal door to garage and opening through to the dining/day room.



## DINING/DAY ROOM

16'9" x 12'3" approx (5.11m x 3.73m approx)

narrowing to 8'4" approx.

With sliding patio doors and views across the garden.



## FIRST FLOOR

### LANDING

With loft access hatch and window to side.



## BEDROOM 1

12'6" x 10'8" approx (3.81m x 3.25m approx)  
Plus bay window to the front elevation. With an extensive range of fitted furniture including wardrobes and drawers.



## BEDROOM 2

13'0" x 11'10" approx (3.96m x 3.61m approx)  
With an extensive range of fitted wardrobes and drawers. Window to rear.



## BEDROOM 3

9'3" x 7'11" approx (2.82m x 2.41m approx)  
With fitted wardrobes and window to the front elevation.



## BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, tiled floor, inset spot lights, heated towel rail and window to rear.



## OUTSIDE

A block-paved and gravelled driveway leads to an integral single garage with an automated roller door, and the south-facing rear garden features a predominantly lawned area, patio spaces, and secure fencing. There is also a garden shed which has power and light supply.





## 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 D. 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.





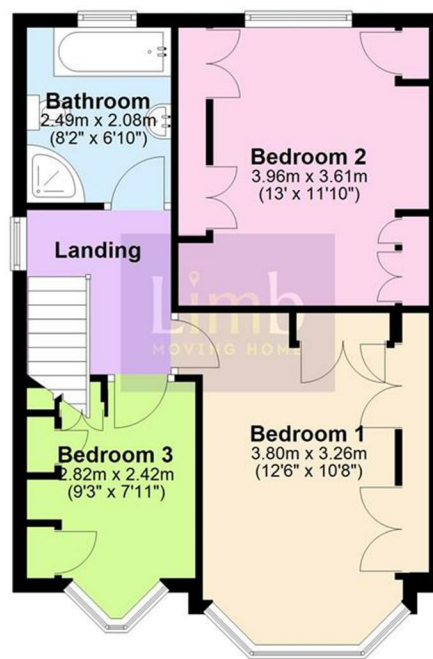
## Ground Floor

Approx. 87.1 sq. metres (937.5 sq. feet)




## First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 133.9 sq. metres (1441.8 sq. feet)

### 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>78</b>
(55-68) <b>D</b>	<b>53</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	