

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



*5 Bluebell Avenue, Kirk Ella, East Yorkshire, HU10 7FH*

- 📍 Detached Family Home
- 📍 Four Double Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Council Tax Band = F
- 📍 Lounge & Sitting Room
- 📍 Southerly Rear Garden
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = B

**£465,000**



## INTRODUCTION

This superb family home, part of a recent Beal Homes development, offers modern living with a spacious and thoughtfully designed layout. Featuring an impressive central entrance hallway, a lounge with bay window and French doors, a study/sitting room, and a fabulous open-plan kitchen/dining/living area with appliances, this home is perfect for contemporary family life. A utility room and downstairs W.C. add practicality. The first floor boasts four good-sized bedrooms, including a master suite with a walk-in dressing area and stylish en-suite, plus a four-piece family bathroom. Benefits include gas central heating, double glazing, and the remainder of an NHBC guarantee. Outside, a lawned garden area extends to the front and side and a double-width driveway leads to a detached double garage, while the rear garden features a paved patio, decked patio, lawn, and a part-walled surround.

## 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 nearby villages of Anlaby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities including schooling at Carr Lane Primary School and Wolfeaton Secondary School. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

An impressive central entrance hall with stairs leading up to the first floor. Cloaks cupboard to corner.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor, heated towel rail and window to front.

## LIVING KITCHEN

20'0" x 12'6" approx (6.10m x 3.81m approx)

Superb space with a range of fitted units, complementing worktops, one and a half bowl sink and drainer, oven, microwave, five ring gas hob with extractor above, integrated fridge/freezer and dishwasher. Breakfast bar, bay window to front and window to rear.



## KITCHEN AREA



## LIVING / DINING AREA



## UTILITY

With fitted units, plumbing for a washing machine, space for a dryer, external access door to rear.



## SITTING ROOM/STUDY

9'8" x 8'6" approx (2.95m x 2.59m approx)  
Bay window to the front elevation.



## LOUNGE

18'0" x 12'3" approx (5.49m x 3.73m approx)  
With feature fireplace housing a living flame gas fire with built in units to alcoves. Bay window to the side elevation and French doors open out to the rear garden.



## FIRST FLOOR

## LANDING

With attractive arched window to half landing.

## BEDROOM 1

18'3" x 12'3" approx (5.56m x 3.73m approx)

Plus bay window to side elevation. Within the bedroom area is a walk-in dressing area with ample space for wardrobes.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 2

12'10" x 10'3" approx (3.91m x 3.12m approx)  
Bay window to the front elevation.



## BEDROOM 3

12'2" x 9'7" approx (3.71m x 2.92m approx)  
Window to rear.



## BEDROOM 4

11'4" x 8'7" approx (3.45m x 2.62m approx)  
Bay window to the front elevation.





## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor, part tiling to walls, window to front.



## OUTSIDE

A lawned garden area extends to the front and side and a double-width driveway provides excellent parking and leads to a detached double garage. The rear garden features a paved patio, decked patio, lawn, and a part-walled surround with the remainder being fenced.





*REAR VIEW*



*DECKED PATIO*



*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*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

### *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.

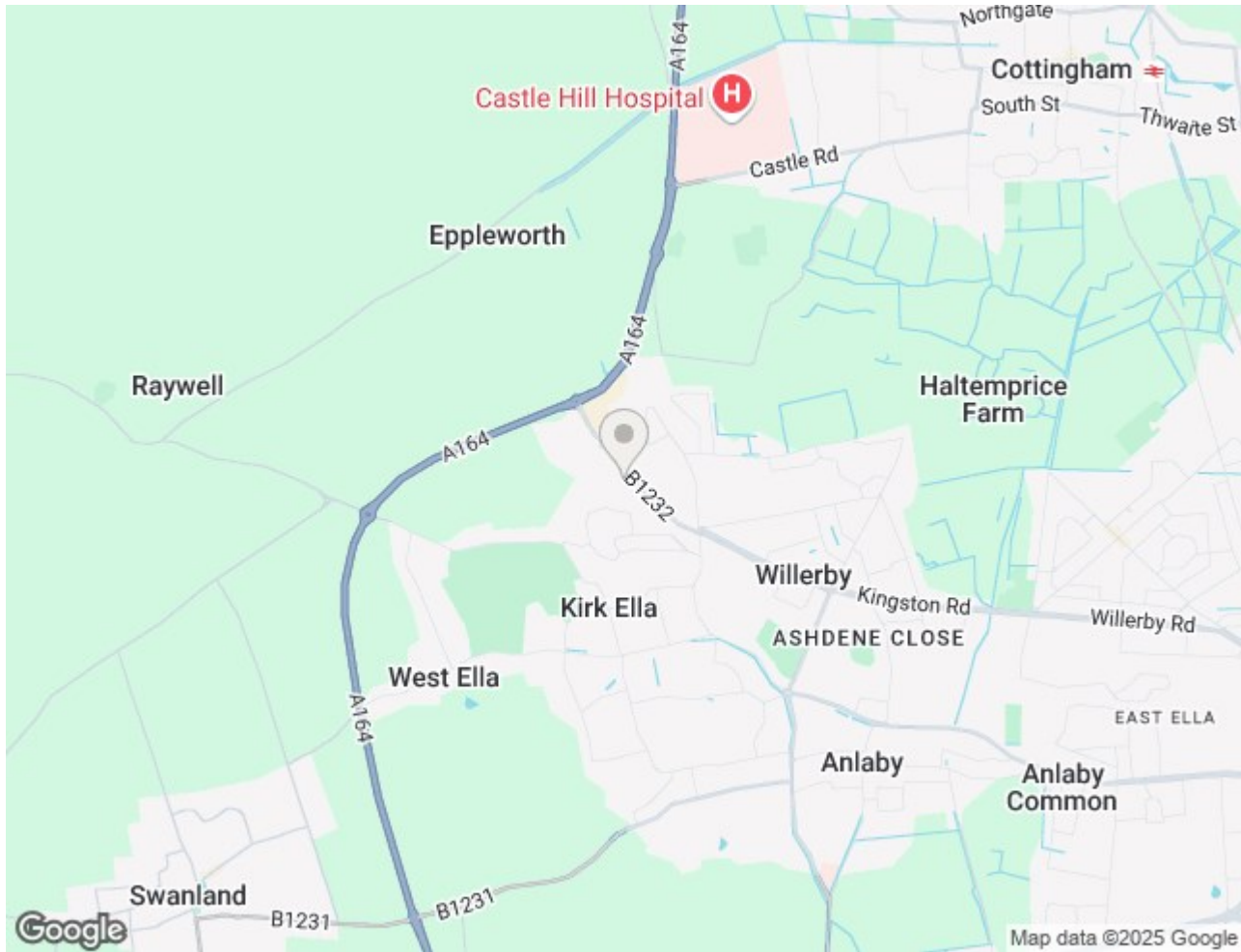
### *PHOTOGRAPH DISCLAIMER*

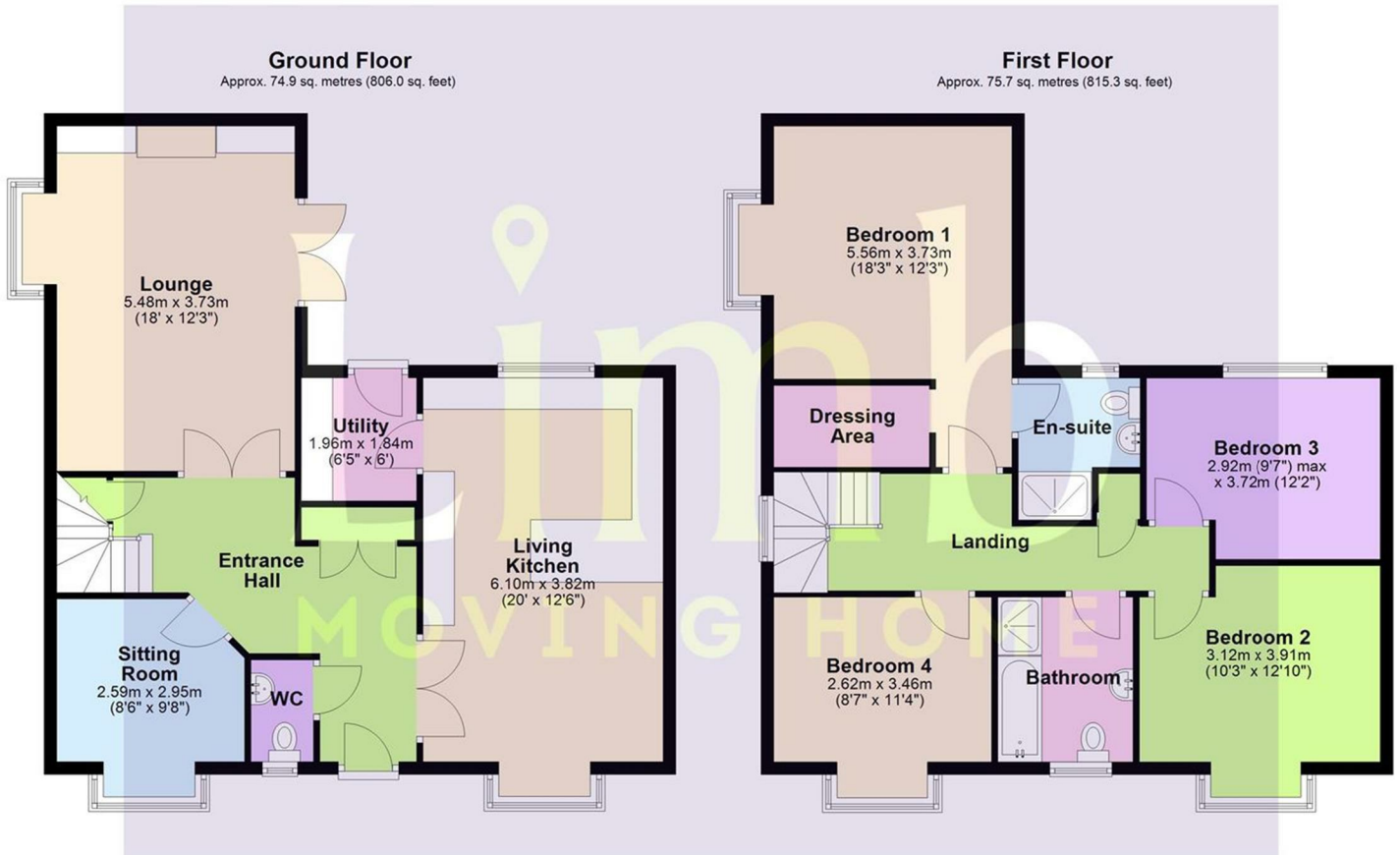
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### *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.








Total area: approx. 150.6 sq. metres (1621.4 sq. feet)  
5 Bluebell Avenue, Kirk Ella



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	