

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



*135 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QS*

- 📍 Detached Dormer House
- 📍 Prime Location
- 📍 Extremely Spacious
- 📍 Council Tax Band = F

- 📍 5 Beds/4 Baths
- 📍 Very Well Presented
- 📍 Viewing a Must!
- 📍 Freehold/EPC = C

**£585,000**



## INTRODUCTION

Standing in the prime residential area of West Ella Road is this truly spacious and unique detached dormer house. The layout is depicted on the attached floorplan and affords bedrooms to both ground and first floor levels allowing flexibility of use. Overall the well presented accommodation extends to around 2,500sq.ft. providing all the space you could want. Features include a welcoming hallway, large lounge, good sized dining kitchen with conservatory, utility room and two ground floor en-suite bedrooms. Upstairs are three further bedrooms, one being en-suite and there is a separate bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property occupies a lovely corner style plot at the junction of Valley Drive with West Ella Road, opposite Godmans Lane. An automated gated entrance opens to an extensive block set driveway and forecourt provide great parking and access to the double garage. Lawns surround the property to the front, side and rear being bounded by hedges and shrubbery.



## LOCATION

The property stands in one of the regions most desirable residential addresses which is characterised by many fine homes. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice community and sport centre. St Andrews primary school is in close proximity and Wolfreton secondary school can be found nearby along with private schooling at Tranby and Hymers College. 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 including the prestigious Hull Golf Club. 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 HALLWAY & RECEPTION

A spacious entrance hall and reception providing access to all principal rooms. Stairs leads up to the first floor.



## CLOAKS/W.C.

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

## LOUNGE

24'5" x 15'0" approx (7.44m x 4.57m approx)

A particularly spacious room having a triple aspect with windows to front and both sides. There is a beautiful limestone fire surround housing a living flame gas fire. Double doors open through to the dining kitchen.





## DINING KITCHEN

19'3" x 16'0" approx (5.87m x 4.88m approx)

An attractive room with an elevation to the west across the garden which allows light to flood in. The kitchen area has a range of fitted base and wall mounted units with work surfaces and integrated appliances include an oven, microwave, hob, extractor hood, dishwasher and fridge freezer. There is a one and a half sink and drainer, tiling to the floor. Within the dining area double doors open through to the conservatory.



## CONSERVATORY

11'6" x 9'1" approx (3.51m x 2.77m approx)

Overlooking the side garden to the west with double doors leading out.



## UTILITY ROOM

9'4" x 8'10" approx (2.84m x 2.69m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine, space for dryer, tiled floor. Internal door through to garage.



## BEDROOM 1

14'7" x 11'10" approx (4.45m x 3.61m approx)

With extensively fitted furniture comprising wardrobes, dressing table and drawers. Window overlooking the rear garden.





## EN-SUITE SHOWER ROOM

With shower cubicle, fitted furniture with inset wash hand basin and concealed flush W.C., tiled surround, heated towel rail.



## BEDROOM 2

13'1" x 12'5" approx (3.99m x 3.78m approx)

With windows to rear and side elevations. Fitted wardrobes run to one wall.



## EN-SUITE SHOWER ROOM

With shower enclosure, fitted furniture with inset wash hand basin and concealed flush W.C., tiled surround, heated towel rail.



## FIRST FLOOR

## LANDING

With a series of three Velux windows.

## BEDROOM 3

15'0" x 12'10" approx (4.57m x 3.91m approx)

With window to west elevation, fitted wardrobe.



## EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C., wash hand basin.





## BEDROOM 4

15'0" x 13'3" approx (4.57m x 4.04m approx)

With window to west elevation, fitted wardrobes, dressing table and drawers.



## BEDROOM 5

10'5" x 10'1" approx (3.18m x 3.07m approx)

Window to west elevation.



## BATHROOM

With suite comprising bath, low level W.C. and wash hand basin.



## OUTSIDE

The property occupies a lovely corner style plot at the junction of Valley Drive with West Ella Road, opposite Godmans Lane. An automated gated entrance opens to an extensive block set driveway and forecourt which provides great parking and access to the double garage. Lawned gardens surround the property to the front side and rear being bounded by hedges and shrubbery.



## SIDE VIEW





## DRIVEWAY



## 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

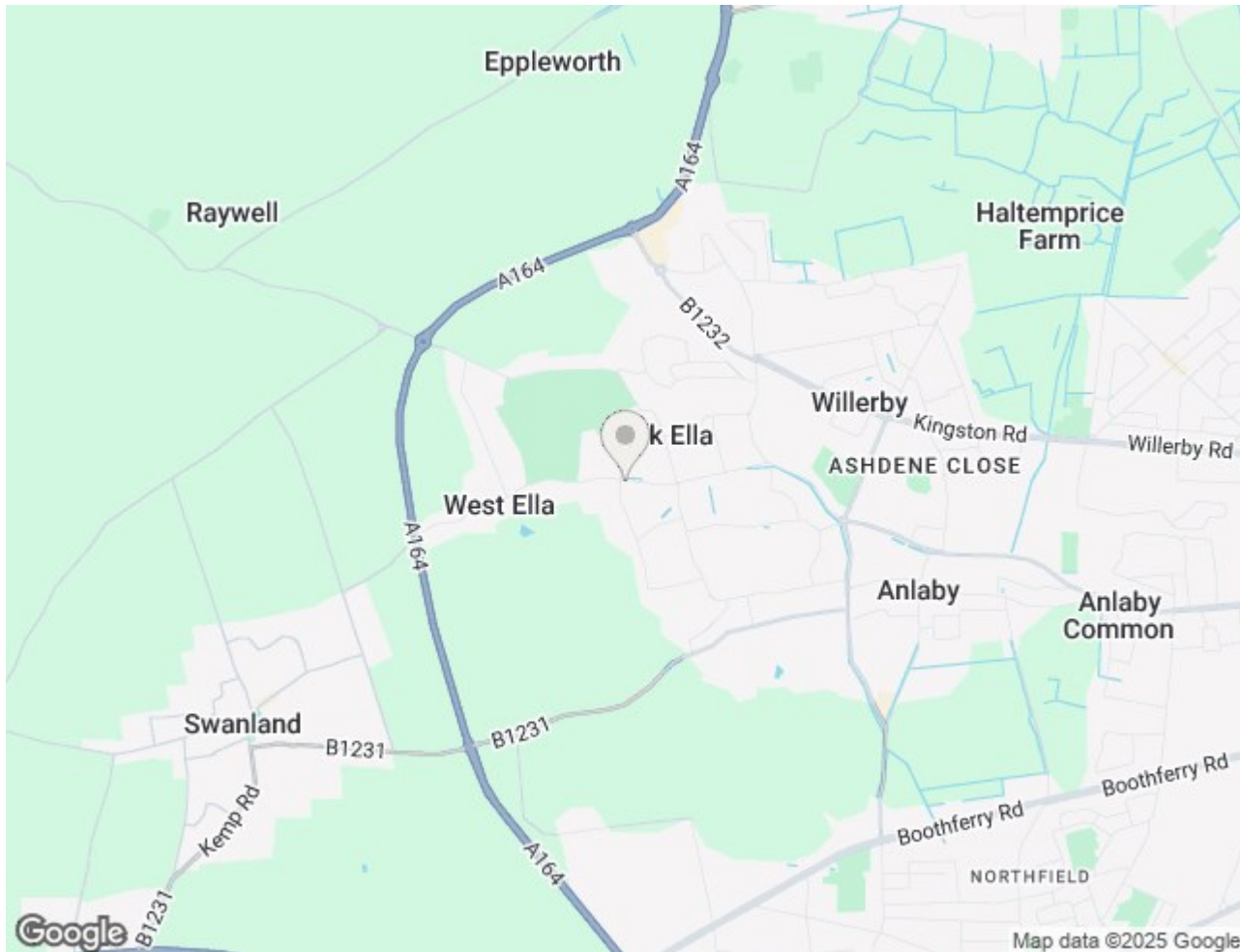
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





## Ground Floor

Approx. 197.5 sq. metres (2125.4 sq. feet)




## First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 265.4 sq. metres (2856.2 sq. feet)  
**135 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>		
(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	

74

82

## 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	