

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



15 White Walk, Kirk Ella, East Yorkshire, HU10 7JH

- 📍 Impressive Detached Bungalow
- 📍 Versatile Accommodation
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = D
- 📍 Open Plan Living Kitchen
- 📍 Gardens & Summerhouse
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£399,950

INTRODUCTION

This impressive detached bungalow has been beautifully presented and stylishly appointed, offering versatile living across two floors thanks to a thoughtful loft conversion. The ground floor unfolds from a welcoming entrance hall to a spacious lounge, the focal point being a log burning stove. The heart of the home is the modern kitchen, boasting sleek Silestone worktops and a range of integrated appliances, which seamlessly transitions into the living area and then the dining space, illuminated by a lantern skylight and featuring French doors that lead to the rear garden. Two double bedrooms and a stylish four-piece bathroom are located on the ground floor, providing convenience and comfort. Upstairs, you'll find two further bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Occupying a generous corner plot, the property showcases attractive lawned and ornamental gardens to the front, while the rear offers ease of maintenance with patio areas and an artificial lawn, complemented by a charming summerhouse. Practicalities include a rear driveway leading to a single garage, with the added benefit of gated access to a further gravelled driveway, offering flexibility for parking or potential garden expansion. This property truly offers a blend of style, space, and practicality.

LOCATION

White Walk is a much sought after residential area situated just off Mill Lane. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools and amenities including a newly refurbished Haltemprice Sports Centre. The area also affords a variety of pubs, cafes and restaurants. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

The accommodation is depicted on the attached floorplan with room sizes.

A residential access door opens to:



ENTRANCE HALLWAY

With stylish flooring and staircase leading up to the first floor. There is a useful understairs cupboard.



LOUNGE

The lounge benefits from attractive corner windows, providing ample natural light. There is a log burning stove with oak mantle and further window to side.



OPEN PLAN KITCHEN

Stunning space with designated living and dining areas.



KITCHEN

Enjoying a range of base and wall units with sleek Silestone worktops incorporating a butler sink plus an excellent range of appliances including a Rangemaster cooker, microwave, fridge/freezer, dishwasher and washing machine. Stylish flooring and open through to the living area.



LIVING AREA

With innovative storage solution offering an extension to the kitchen units.



DINING AREA

With lantern skylight and French doors leading out to the rear garden.



BEDROOM 1

With fitted furniture including wardrobes and drawers. Windows to side and front.



BEDROOM 2

With window to rear.



BATHROOM

With modern suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Window to rear.



FIRST FLOOR

LANDING

With Velux window to rear.

BEDROOM 3

With access to eaves storage and Velux window to rear.



EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Velux window to rear.



BEDROOM 4

With fitted wardrobes and cupboards into the eaves. Velux window to rear.



OUTSIDE

Occupying a generous corner plot, the property showcases attractive lawned and ornamental gardens to the front, while the rear offers ease of maintenance with patio areas and an artificial lawn, complemented by a charming summerhouse. Practicalities include a rear driveway leading to a single garage, with the added benefit of gated access to a further gravelled driveway, offering flexibility for parking or potential garden expansion.





SUMMERHOUSE



REAR VIEW



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 D. 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

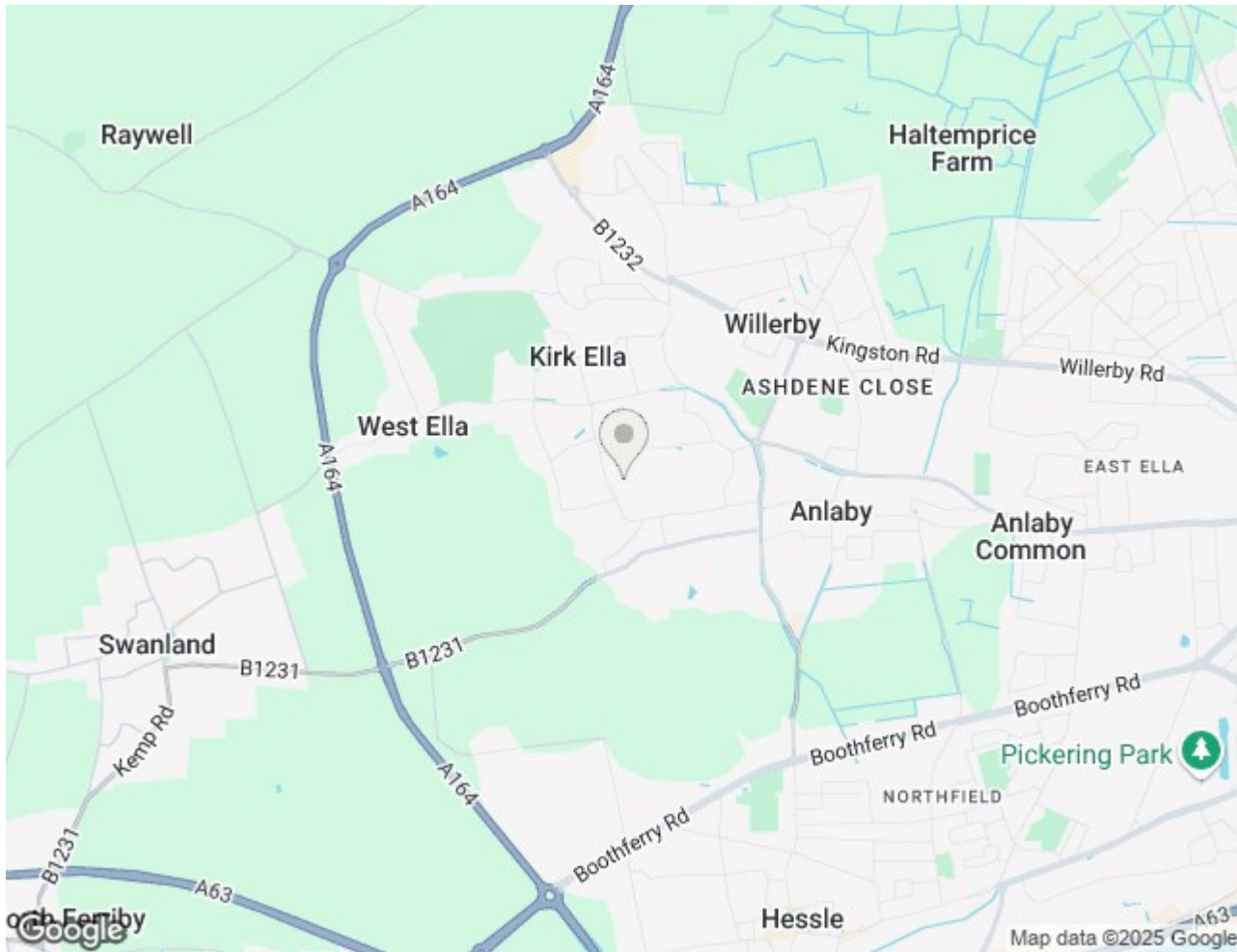
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area^m

1437 ft²

Reduced headroom

152 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Floor 0

En-suite Shower Room
2'9" x 7'11"



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	