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**Limb**  
MOVING HOME



*48 West Ella Way, Kirk Ella, East Yorkshire, HU10 7LR*

📍 Substantial Semi Detached

📍 Stunning Accom.

📍 South Facing to Rear

📍 Council Tax Band = F

📍 4 Beds/2 Baths

📍 Stylish Dining Kitchen

📍 Garden Approx. 260ft long

📍 Freehold / EPC = C

**£599,950**



## INTRODUCTION

We are delighted to offer this sizeable traditional semi detached house which enjoys an impressive southerly facing rear garden which extends to around 260ft in length. Built in the 1930's by the well renowned local builder Alma Jordan, this property has been extended over the years yet retains much character and many period features. Situated in this highly sought after street scene, whilst being an area of tranquillity, the location is so convenient for a wide range of surrounding amenities. The well proportioned family accommodation briefly comprises an entrance porch, impressive hallway with fitted study, a spacious living room and a separate lounge which leads to a garden room that enjoys views of the rear garden. The heart of the house is the dining kitchen which has an extensive range of contemporary fitted units, an island unit and a host of integrated appliances. There is also a useful utility room, further utilities area and a downstairs WC. At first floor are a series of four bedrooms, the main of which has the benefit of a spacious ensuite bathroom with both bath and shower. There is also a separate family bathroom which includes a bath with shower over. The accommodation has the benefit of gas fired central heating and there is majority double glazing installed. Upon arriving at the property an automated gate opens to the block set forecourt which provides excellent parking. The established southerly facing rear garden is an absolute delight with a large paved terrace directly adjoining the property and lawns stretching out beyond with a variety of mature shrubs and planting. Extending in length to around 260ft, the garden also has a tree house, vegetable garden, shed, greenhouse and orchard.

In all, a simply stunning home of which early viewing is strongly recommended.

## LOCATION

West Ella Way is one of the area's most sought after locations being in an established cul-de-sac of many fine homes. Situated to the west of Hull, Kirk Ella has a number of local shops within the village centre and the surrounding area offers a more extensive range of shops and public amenities including nearby Haltemprice Sports Centre and Anlaby Retail Park. The well reputed junior school of St Andrews is on Mill Lane and West Ella lies within the Wolfreton 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 a westerly direction through the village networks to the A63/M62 motorway network.

## ACCOMMODATION

Composite entrance door to:

## ENTRANCE PORCH

Internal door to:



## ENTRANCE HALLWAY

An impressive hallway with windows to front, Karndean flooring and a staircase leading up to the first floor with understairs cupboard.



## MUSIC ROOM/ PLAY ROOM

18'2" x 13'0" approx (5.54m x 3.96m approx)  
With feature fire surround, wall light points, Karndean flooring and uPVC double glazed windows to front elevation.



## LOUNGE

16'6" x 15'6" approx (5.03m x 4.72m approx)  
Having as its focal point a feature marble fireplace housing a "living flame" gas fire. Moulded coving to ceiling. Karndean flooring and uPVC double glazed window. Double doors opening through to:



## GARDEN ROOM

16'1" x 8'4" approx (4.90m x 2.54m approx)

Splendid views are provided across the rear garden, feature flooring, double glazed windows and French doors lead out to the paved terrace.



## STUDY

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

Extensively fitted with desks, cupboards and drawers. Double glazed windows to the side and front elevations.



## DINING KITCHEN

20'10" x 14'7" approx (6.35m x 4.45m approx)

A superb room having an extensive range of contemporary fitted floor and wall mounted units with feature laminate work surfaces, one and a half bowl sink unit with mixer tap and waste disposal unit, twin single electric fan ovens and five-ring induction hob with extractor hood over, integrated dishwasher and fridge/freezer. There is a matching island with quartz work surface. Feature flooring and picture window which enjoys views of the rear garden.



## DINING KITCHEN - ALTERNATIVE VIEW



## UTILITY

9'2" x 7'7" approx (2.79m x 2.31m approx)

With a range of fitted base and wall mounted units, Belfast sink with mixer tap, plumbing for automatic washing machine and space for tumble dryer, tiled walls and flooring. The boiler cupboard to one corner houses an Ideal Logic boiler. A doorway leads to the further covered utilities area with access points to both front and rear and a range of fitted units.

## WC

With low level WC and wash hand basin, half tiling to walls, tiled floor and double glazed windows.

## FIRST FLOOR

### LANDING

A stunning split level landing. With loft access hatch with pull down ladder leading to boarded roof space.



### BEDROOM 1

17'5" x 13'0" approx (5.31m x 3.96m approx)

Extensively fitted with wardrobes, dressing table and drawers. A large picture window provides a fabulous view to the rear down the garden.



## ENSUITE BATHROOM

This luxurious ensuite incorporates a spa bath with shower over, separate shower enclosure and fitted furniture with inset wash hand basin and concealed flush WC, heated towel rail, storage cupboards and inlaid spotlights. Fully tiled walls and flooring.



## REAR ELEVATION OUTLOOK





## BEDROOM 2

13'0" x 12'8" approx (3.96m x 3.86m approx)  
With fitted wardrobes and dressing table. Vanity wash hand basin to corner. Two double glazed windows to the front elevation.



## BEDROOM 3

12'0" x 7'9" approx (3.66m x 2.36m approx)  
uPVC double glazed windows to the rear.



## BEDROOM 4

9'0" x 8'4" approx (2.74m x 2.54m approx)  
Double glazed windows to the front.





## BATHROOM

With suite comprising P-shaped bath with shower over, shower screen, fitted furniture with inset wash hand basin and concealed flush WC. Heated towel rail, tiling to the walls and floor.



## OUTSIDE

Situated on the south side of West Ella Way, the property occupies a substantial plot with rear garden extending to around 260ft in length. Upon arriving at the property an automated gate opens to an extensive block set forecourt providing multiple parking. Directly to the rear of the house is an extensive paved terrace with ornamental pond. Lawns stretch out beyond enjoying a southerly aspect and bounded by attractive shrubbery and mature planting. Towards the bottom of the garden lies a tree house, garden shed, greenhouse, vegetable garden and small orchard area.





## EXTENSIVE PARKING

Upon arriving at the property an automated gate opens to an extensive block set forecourt providing multiple parking.



## SHED/GREENHOUSE/VEGETABLE GARDEN AREA

With mains electricity and water connected.





## REAR VIEW OF PROPERTY



## 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

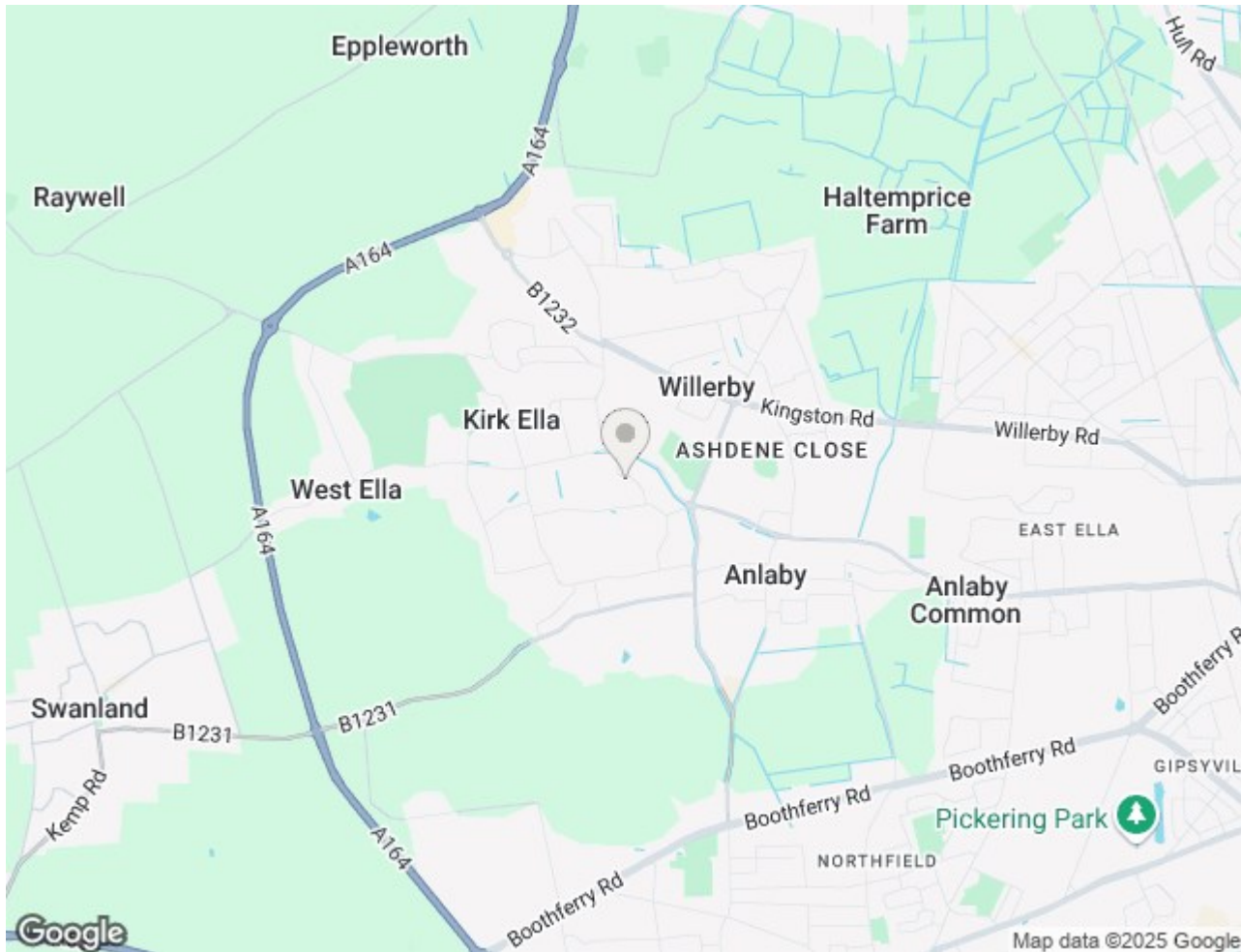
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

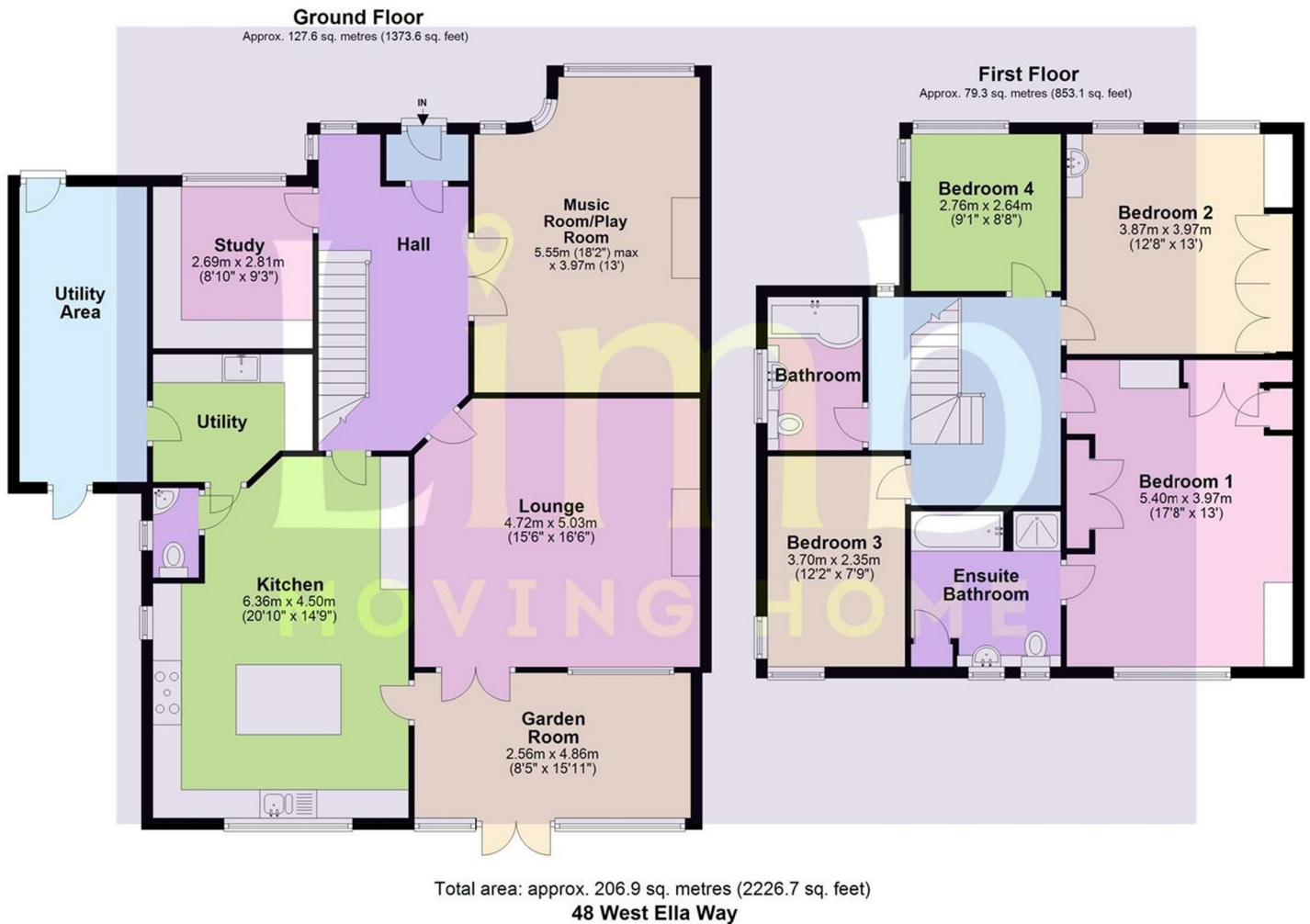
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>82</b>   |
| (69-80) <b>C</b>                            | <b>69</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<br>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<br>2002/91/EC |  |