

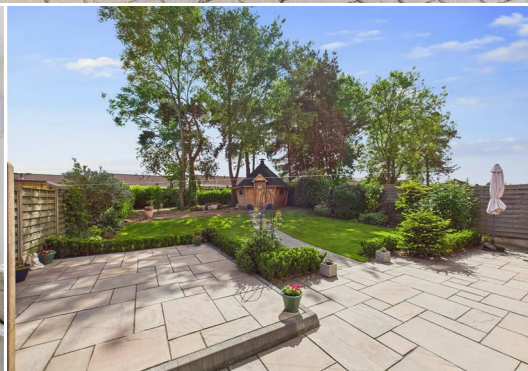
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*32 West Hill Road, Kirk Ella, East Yorkshire, HU10 7FG*

- 📍 Superb Detached House
- 📍 Fabulous South Facing Garden
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = E
- 📍 Stunning Living Kitchen
- 📍 Arctic Cabin with Fire Pit
- 📍 Driveway & Store
- 📍 Freehold / EPC = B

**£465,000**



## INTRODUCTION

Experience the perfect blend of quality construction and contemporary comfort in this superb detached house, built by reputable Beal Homes and meticulously improved by its current owners. Designed for modern living and entertaining, the heart of this property is the superb open-plan living/dining kitchen, featuring French doors that seamlessly connect to the rear garden.

The beautifully presented accommodation also includes a welcoming entrance hallway, a convenient cloaks/W.C., and an attractive lounge. Upstairs, four generous double bedrooms await, three benefiting from Hammonds fitted wardrobes. The main bedroom boasts an en-suite shower room, while a truly stunning and luxurious family bathroom with a deep bath and large shower enclosure serves the remaining rooms.

Enjoying a larger-than-average, south-facing plot, the garden is a true highlight. Beyond the attractive lawn and patio areas, you'll find the recently installed Arctic Cabin, offering a unique space with seating around a firepit and a TV connection – perfect for year-round gatherings. The front provides a lawned garden and a driveway with excellent parking, leading to an integral store.

## 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 and supermarkets including Waitrose, Aldi, Lidl and Iceland. Anlaby Retail Park also lies within striking distance. Good schooling for all ages is available and Haltemprice Community & Sports Centre lies nearby. Immediate access is available to Hull City Centre, Beverley, Cottingham, The Humber Bridge approach road and the A63/M62 motorway network.. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

## ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor with cupboard under.



## CLOAKS/W.C.

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



## LOUNGE

A most attractive space with bay window to the front elevation and window to side.



## OPEN PLAN LIVING KITCHEN

Spanning the width of the property, this stunning space enjoys access and views across the rear garden. The kitchen has an excellent range of stylish base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer and a breakfast bar peninsular. Integrated appliances include a double oven, microwave, induction hob with extractor above, fridge/freezer and dishwasher.



## LIVING/DINING AREA



## UTILITY

With fitted units, integrated washing machine and external access door to side.

## FIRST FLOOR

## LANDING

With cylinder/airing cupboard and loft access hatch.



## BEDROOM 1

Featuring Hammonds fitted wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor, part tiling to walls, inset spot lights, heated towel rail and window to side.



## BEDROOM 2

With panelling to one wall. Window to rear.



## BEDROOM 3

With Hammonds fitted wardrobes and window to rear.



## BEDROOM 4

With Hammonds fitted wardrobes and window to rear.





## BATHROOM

With luxurious suite comprising a deep free standing bath with shower attachment, large shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Tiled floor two heated towel rails, inset spot lights, part tiled walls and two windows to the front elevation.



## OUTSIDE

The property commands a larger-than-average, south-facing plot, making the outdoor space a true standout feature. The rear garden is designed for both relaxation and entertaining, boasting an attractive lawn complemented by well-placed patio areas. A particular highlight is the recently installed Arctic Cabin, providing a unique and versatile space. With comfortable seating arranged around a warming firepit and a TV connection already in place, it's an exceptional spot for year-round gatherings, whether it's cosy winter evenings or lively summer parties. The front of the home offers a neat lawned garden, while a generous driveway provides excellent parking and leads directly to the integral store, ensuring convenience and ample space for vehicles.



*REAR VIEW*





## ARCTIC CABIN



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

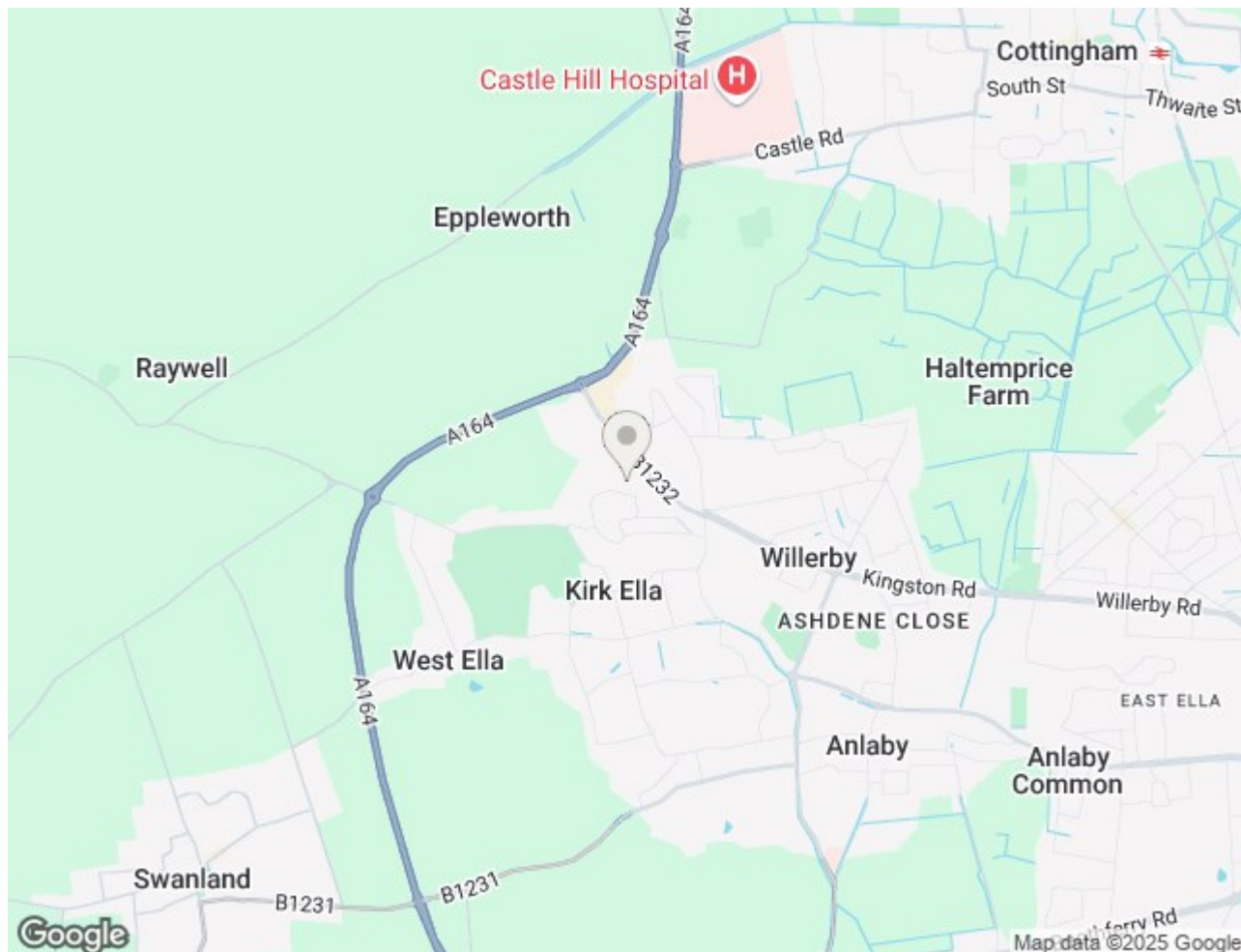
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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>		<b>92</b>
(81-91) <b>B</b>	<b>83</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	

## 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	