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Limb
MOVING HOME



102 Valley Drive, Kirk Ella, East Yorkshire, HU10 7PW

- 📍 Impressive Detached House
- 📍 0.29 Acre Plot
- 📍 4 Beds / 3 Baths
- 📍 Council Tax Band = G
- 📍 3 Reception Rooms
- 📍 South Facing Garden With Views
- 📍 Excellent Parking & Double Garage
- 📍 Freehold / EPC =

Offers In The Region Of £600,000

INTRODUCTION

Set against a stunning backdrop of uninterrupted open fields, this substantial detached home offers an exceptional opportunity for a family seeking space, privacy, and the chance to add their own creative touch. Occupying an impressive plot of approximately 0.29 acres, the property boasts a generous and versatile layout, perfectly suited to modern family life.

While the home has been meticulously maintained and features modern bathrooms throughout, it now offers a fantastic opportunity for cosmetic updating, including the potential to create a spectacular bespoke dining kitchen. The ground floor currently features three distinct reception rooms, including a flexible third room—ideal as a home office or a fifth bedroom—conveniently located next to a modern shower room. A large conservatory and practical utility room complete the lower level.

Upstairs, the sense of scale continues with a spacious landing leading to four double bedrooms, all featuring fitted wardrobes. The principal suite enjoys a modern en-suite, complementing the stylish family bathroom. Outside, the south-facing rear garden is a standout feature; predominantly lawned and overlooking open countryside, it provides a vast, private sanctuary for entertaining and play.

LOCATION

The property is situated along Valley Drive at its junction with Easenby Avenue. Kirk Ella is a highly prestigious and established village in the West Hull area of the East Riding of Yorkshire. It offers an exceptional quality of life, celebrated for its peaceful, leafy residential atmosphere and reputation as one of the most desirable addresses in the region. Together with the nearby villages of Anlaby, Willerby, and Hessle, the area provides superb access to top-tier amenities and extensive recreational facilities.

Residents enjoy the proximity to comprehensive amenities including the Anlaby Retail Park (with Marks and Spencer Food Hall and other major retailers), and a variety of supermarkets while benefitting from the tranquillity of Kirk Ella's surroundings. The village boasts a charming and picturesque centre with its popular pub, providing excellent options for dining and socialising. Residents are also close to Haltemprice Leisure Centre for fitness and recreation, and Kirk Ella is home to the challenging Hull Golf Club.

Families are particularly well-served by a range of highly-regarded schooling options catering to all age groups with established local primary and secondary schools, notably Kirk Ella St. Andrew's Community Primary School, Wolfreton School & Sixth Form College, alongside the nearby highly-regarded independent Tranby School and Hymers College, making it an ideal choice for families.

Kirk Ella provides convenient regional connectivity with easy access to the A63 and the wider M62 corridor. Furthermore, local accessibility is excellent with regular local bus services and train stations at Hull, Hessle, and Brough.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5.5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 59 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:



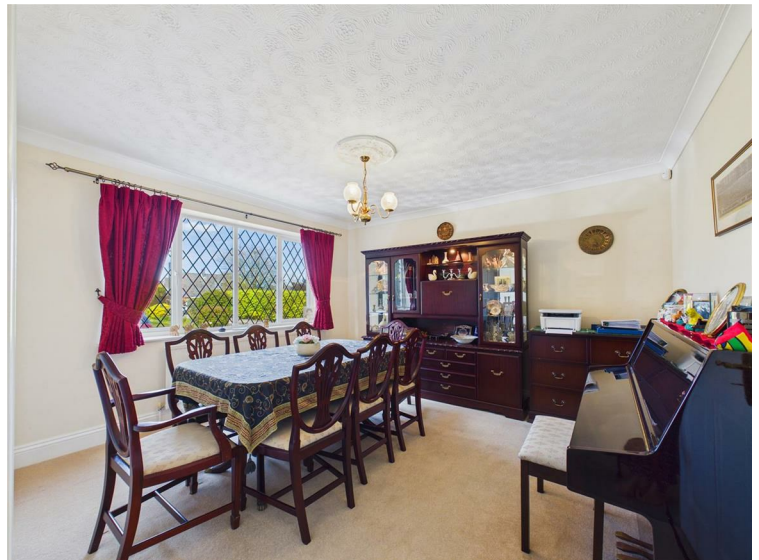
ENTRANCE HALLWAY

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



DINING ROOM

With window to the front elevation.



LOUNGE

With inglenook style fireplace and patio doors leading through to the conservatory.



GROUND FLOOR BEDROOM/RECEPTION ROOM

Window to the front elevation.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



DINING KITCHEN

Having a range of fitted units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, microwave, four ring gas hob with filter above, dishwasher and fridge. Doors lead from the dining area into the conservatory.



KITCHEN AREA



UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, space for dryer. Internal access door to the double garage. External access door to rear.



CONSERVATORY

With French doors leading out to the rear deck and garden.



FIRST FLOOR

LANDING

There is large loft area which is accessed via a loft hatch with a pull down loft ladder.



BEDROOM 1

With an extensive range of fitted furniture including wardrobes, dressing table and drawers. Window to the rear.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, low flush WC., fitted cabinet with wash hand basin and wall mounted cabinets with mirror. Tiling to walls and floor, heated towel rail, inset spot lights and window to the rear elevation.



BEDROOM 2

With fitted wardrobes, desk and drawers. Window to the front elevation.



BEDROOM 3

With fitted wardrobe, dressing table, desk and drawers. Cylinder cupboard and window to the front elevation.



BEDROOM 4

With fitted wardrobes, dressing table and drawers. Window to the rear elevation.



BATHROOM

With modern suite comprising a spa bath, shower enclosure, low flush W.C. and wash hand basin with wall mounted cabinets and mirror above. Tiling to walls and floor, inset spot light and window to rear.



OUTSIDE

The property is set back from the road with a large lawned frontage and an extensive driveway providing ample off-street parking for multiple vehicles. This leads to the integral double garage, which features two up-and-over doors (one being automated). Notably, the garage has been constructed with foundations designed to support an extension above, offering an exciting opportunity to significantly increase the first-floor living space if desired (subject to necessary permissions).

The rear garden is a particular highlight for garden enthusiasts and families alike. Occupying a significant portion of the 0.29-acre plot, it enjoys a favoured southerly orientation, ensuring sunlight throughout the day. Predominantly laid to lawn with a large decked area for alfresco dining, the garden feels exceptionally open and airy, with the added benefit of uninterrupted, sweeping views over open fields to the rear.



REAR VIEW



THE VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

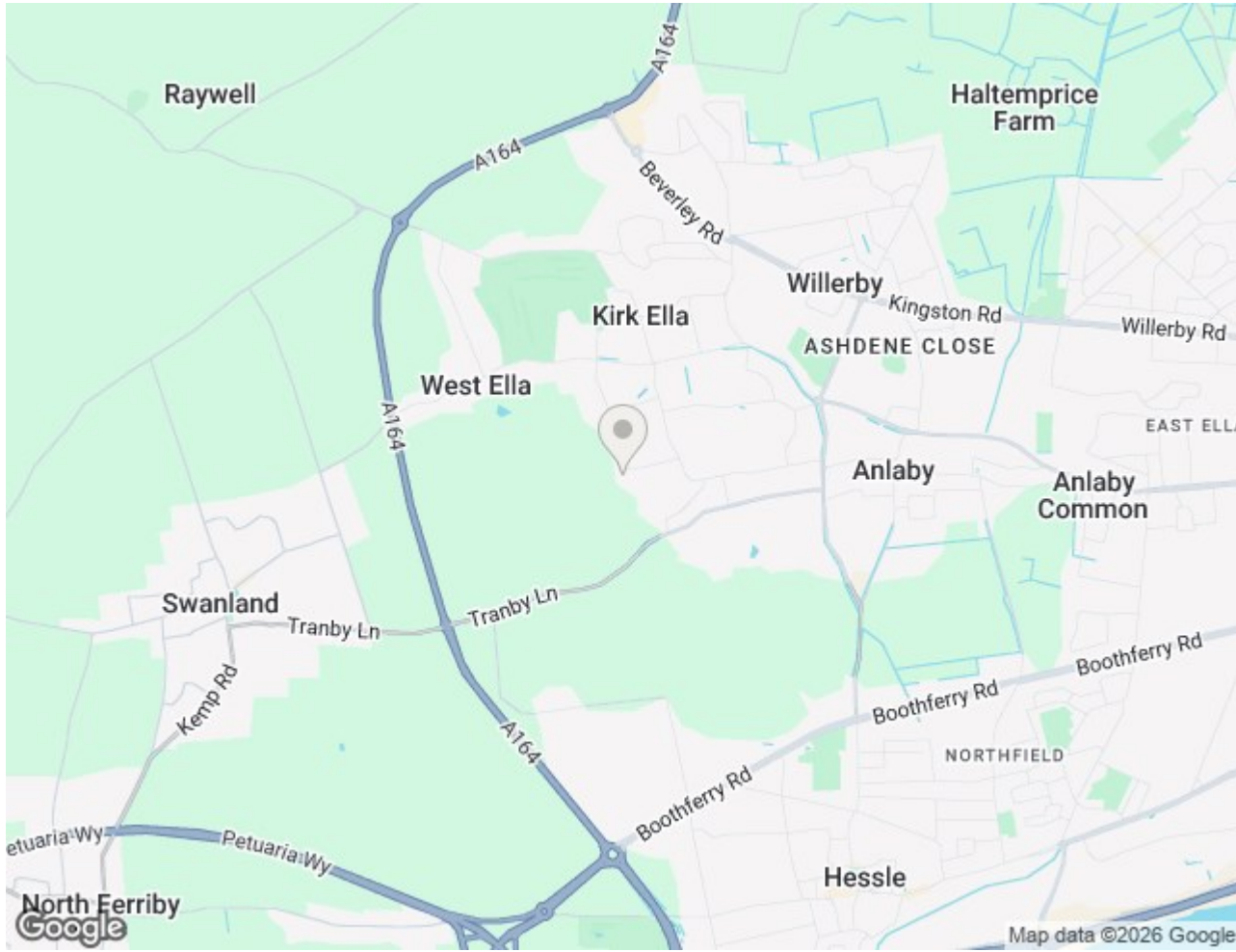
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

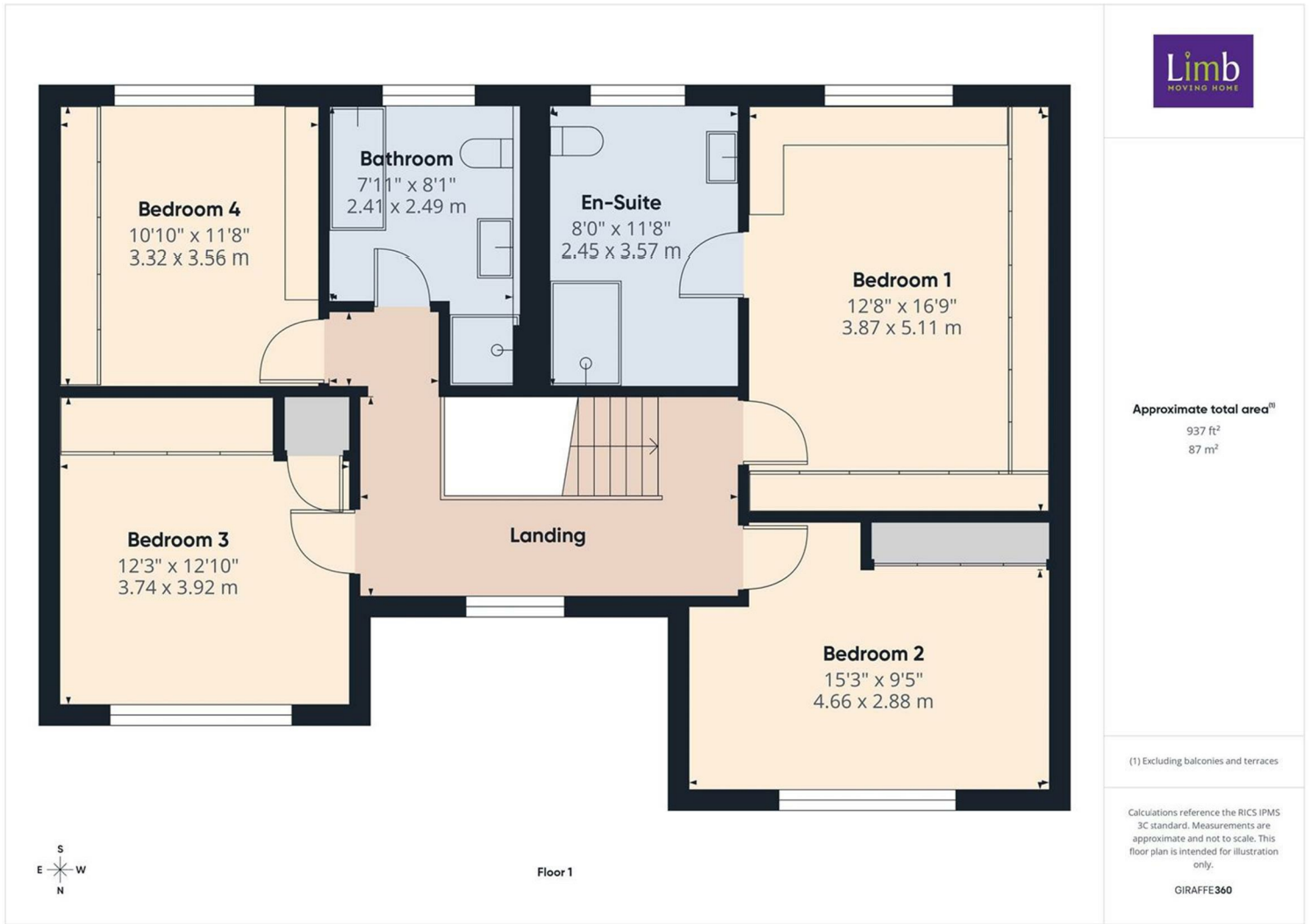
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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


PROPERTY TO SELL?

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) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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	