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**Limb**  
MOVING HOME



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

- 📍 Modern Det. House
- 📍 Open Plan Kitchen
- 📍 4 Beds / 2 Baths
- 📍 Council Tax Band = E

- 📍 Lounge with Bay
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£375,000

## INTRODUCTION

This beautifully presented detached home, built in recent times by the renowned builder Beal Homes, offers extended accommodation and an impressive, larger-than-average, south-facing rear garden. The property is designed for modern family living, with a spacious lounge featuring a bay window and a well-appointed dining kitchen. The kitchen is a true highlight, boasting elegant quartz worktops and an open-plan design that flows seamlessly into a comfortable living area. A cloaks/W.C. and a separate utility room add to the home's practicality. The first floor offers four well-proportioned bedrooms, ensuring ample space for all, with two bedrooms featuring fitted wardrobes and the main bedroom including a private en-suite shower room. A family bathroom is also located on this level.

Outside, a neat lawned garden extends to the front, and a driveway provides off-street parking, leading to the integral garage. The rear garden is an exceptional outdoor space, enjoying a desirable southerly aspect with lawn and patio areas. There is also a further bark-chipped area to the rear of the garden, ideal for children's playing equipment or low maintenance planting.

## 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 detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor.

## LOUNGE

With bay window to the front elevation, understairs cupboard and double doors leading through to the dining kitchen.



## DINING KITCHEN

Having a range of stylish units with quartz worktops incorporating a one and a half undermount sink plus an breakfast bar peninsular. Integrated appliances include an oven, microwave, induction hob with extractor above, fridge/freezer and dishwasher. Window to rear.



## KITCHEN AREA



## DINING AREA

Open plan through to the living area.

## LIVING AREA

With double doors leading out to the rear garden.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and external access door to side.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to rear.



### FIRST FLOOR

#### LANDING

With cylinder/airing cupboard.

#### BEDROOM 1

With fitted wardrobes and window to the front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail and window to side.



### BEDROOM 2

With fitted wardrobes and window to the front elevation.



### BEDROOM 3

Window to rear.



### BEDROOM 4

Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, inset spot lights, heated towel rail and window to side.



## OUTSIDE

A neat lawned garden extends to the front, and a driveway provides off-street parking, leading to the integral garage. The rear garden is an exceptional outdoor space, enjoying a desirable southerly aspect with lawn and patio areas. There is also a further bark-chipped area to the rear of the garden, ideal for children's playing equipment or low maintenance planting.





### *REAR VIEW*



### *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

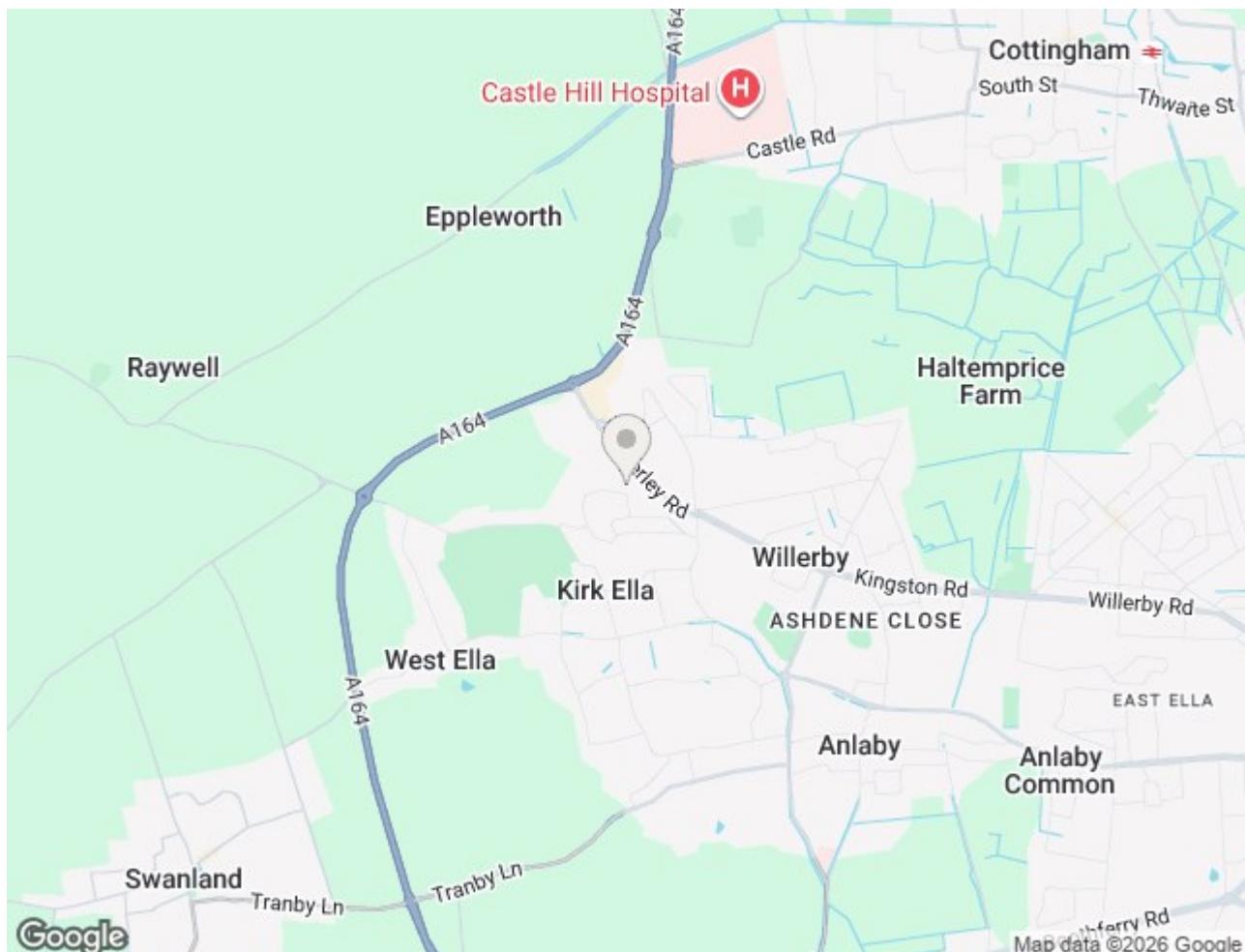
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	