

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



17 Kerry Pit Way, Kirk Ella, Yorkshire, HU10 7JS

- 📍 Extended Semi-Detached
- 📍 Fabulous Open Plan Living
- 📍 3 Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Luxurious Bathroom Suite
- 📍 Westerly Garden with Hot Tub
- 📍 Excellent Parking & Garage
- 📍 Freehold / EPC =

£359,950

INTRODUCTION

This stunning semi-detached residence has undergone a comprehensive program of extension and remodeling, creating a spectacular family home that prioritizes space, light, and high-end finishes. Designed with both effortless entertaining and busy family life in mind, the property offers a seamless flow and a level of specification rarely seen.

The heart of the home is the spectacular open-plan living kitchen. A chef's dream, this light-filled space is appointed with stylish units, sleek quartz worktops, and a suite of premium integrated appliances—including two NEFF "hide and slide" ovens, a microwave, a coffee machine, and a warming drawer. The ground floor further comprises a welcoming entrance hallway, a dedicated home office, a practical utility room, and a cloaks/W.C. The spacious lounge offers a refined retreat, featuring internal bi-folding doors that open into the kitchen, creating a vast, interconnected space when desired.

The sense of scale continues to the first floor, which hosts three generous double bedrooms. The principal bedroom is a masterclass in storage, boasting an extensive range of fitted wardrobes and drawers. Adjacent to the bedrooms is a versatile dressing room; currently an organized haven, its position as the former family bathroom makes it an ideal candidate for conversion into a second home office, a nursery, or a luxurious additional shower room. The main family bathroom is a sanctuary of its own, featuring a deep freestanding tub and a spacious walk-in shower.

The exterior is designed for a modern lifestyle. A block-paved driveway provides ample off-street parking and leads to a single garage, currently utilized as a home gym. The south-westerly facing rear garden is a private sun-trap, featuring a patio directly adjoining the bi-fold doors for seamless indoor-outdoor living. Steps lead up to a neat lawn and a further terrace—an ideal leisure spot complete with a hot tub and a convenient outdoor W.C.

LOCATION

Kerry Pit Way runs between Woodland Drive and Easenby Avenue, Kirk Ella. 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 or 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 with oak and glass banister at the top and bottom, storage cupboard under.

LOUNGE

With feature fire surround housing a living flame gas fire. Window to the front elevation and bi-folding doors opening through the living kitchen.



STUDY

With window to the front elevation.

CLOAKS/W.C.

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

OPEN PLAN LIVING KITCHEN

This stunning space is situated to the rear of the property with bi-folding doors opening out to the westerly facing rear garden. The kitchen is fitted with stylish base and wall units, quartz worktops and a large matching central island. There is a host of integrated appliances including two NEFF hide and slide ovens, microwave, five ring gas hob with extractor above, coffee machine, warming drawer, dishwasher and wine fridge. There is housing for an American style fridge/freezer and an inset sink unit with drainer.



KITCHEN AREA



LIVING / DINING AREA



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer. Window to side.

FIRST FLOOR

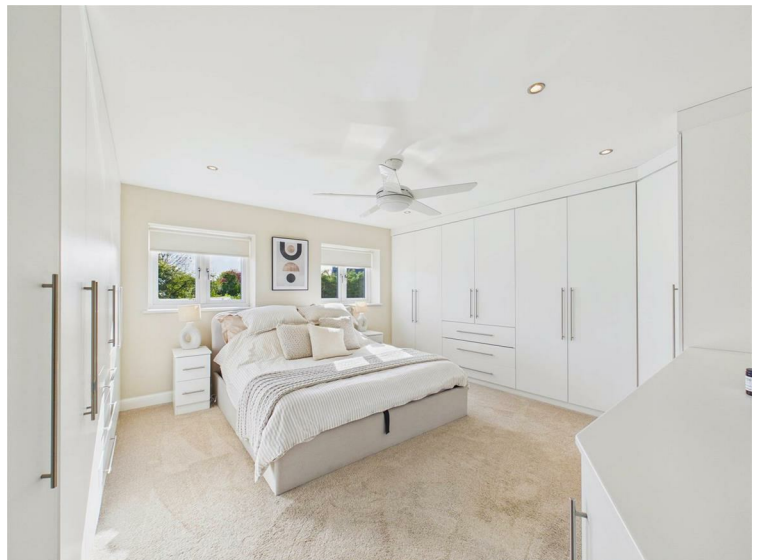
LANDING

With window to rear and fitted storage cupboard. Loft access hatch.



BEDROOM 1

Superb space with an extensive range of fitted furniture including wardrobes and drawers. Windows to the rear elevation.



BEDROOM 2

With storage cupboard and window to the front elevation.



BEDROOM 3

With storage cupboard and window to the front elevation.



DRESSING ROOM / NURSERY / OFFICE

With window to the rear elevation.



BATHROOM

Fitted with a luxurious suite comprising a deep bath with freestanding tap and shower attachment, walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to floor part tiling to walls, and window to side.



OUTSIDE

The exterior is designed for a modern lifestyle. A block-paved driveway provides ample off-street parking and leads to a single garage, currently utilized as a home gym. The south-westerly facing rear garden is a private sun-trap, featuring a patio directly adjoining the bi-fold doors for seamless indoor-outdoor living. Steps lead up to a neat lawn and a further terrace—an ideal leisure spot complete with a hot tub and a convenient outdoor W.C.



PATIO



PATIO WITH HOT TUB



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC 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 C. 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

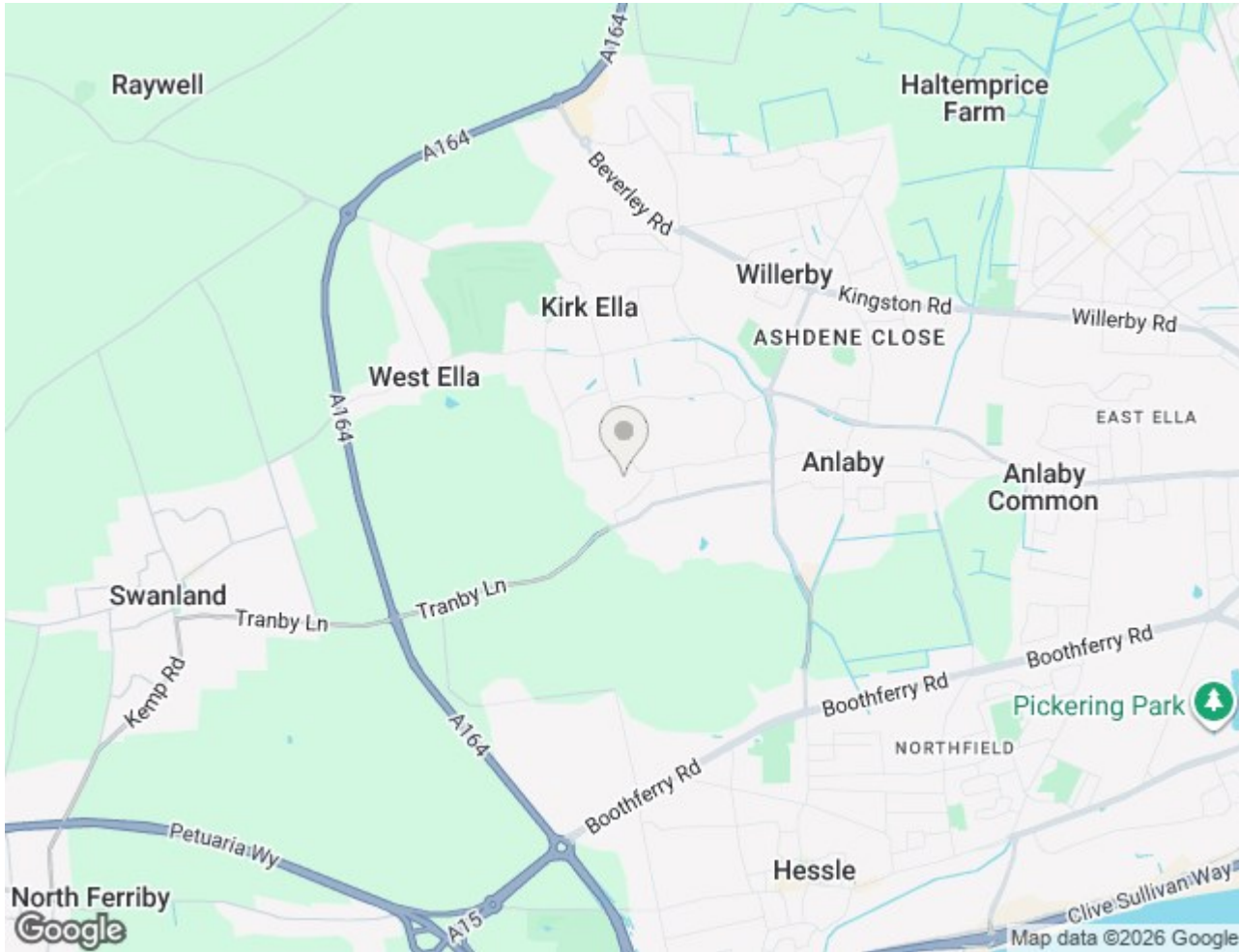
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	