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Limb
MOVING HOME









4 Bluebell Avenue, Kirk Ella, East Yorkshire, HU10 7FH

- Immaculately Presented
- 3 Bedrooms
- Modern Dining Kitchen
- Council Tax Band = D
- Main Bedroom with En-Suite
- Westerly Rear Garden
- Driveway & Garage
- Freehold / EPC = B

Guide Price £300,000

INTRODUCTION

INVITING OFFERS BETWEEN £300,000 - £310,000
This immaculately presented three bedroomed detached house forms part of the popular West Hill development by Beal Homes. Offering a well-planned range of modern accommodation, the property is complemented by an attractive westerly facing rear garden, excellent off-street parking and a detached single garage.

The accommodation is arranged over two floors and briefly comprises an entrance hallway, spacious lounge and a contemporary dining kitchen with doors opening directly onto the rear garden. A cloakroom/W.C. completes the ground floor accommodation.

Upon the first floor are three bedrooms, the main bedroom benefiting from fitted wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, a small garden area extends to the front of the property, whilst a block-paved driveway provides excellent off-street parking and leads onwards to a detached single garage. The enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn, complemented by a paved patio area, planted borders and fencing to the boundaries.

Beautifully maintained throughout, this attractive modern home offers comfortable, well-appointed accommodation in a popular residential setting.

LOCATION

Bluebell Avenue forms part of the West Hill development in 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 an extensive range of amenities, leisure facilities and shopping destinations.

Residents enjoy the convenience of Willerby Shopping Park, home to Waitrose, B&M, Iceland and a variety of other retailers, together with the nearby Anlaby Retail Park, offering Marks & Spencer Foodhall, Morrisons and a further selection of national stores. Kirk Ella itself retains its charming village atmosphere with its picturesque church, popular pub and established local amenities, whilst Haltemprice Leisure Centre and the renowned Hull Golf Club are both close by.

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.

NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

ACCOMMODATION

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

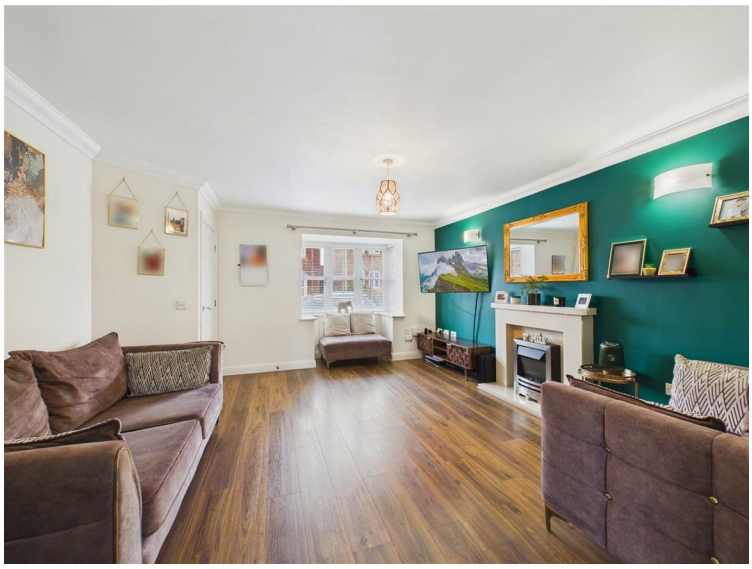
Residential entrance door to:

ENTRANCE HALLWAY

With stairs to first floor off and access door to lounge.

LOUNGE

With feature fireplace and window to the front elevation. Double doors lead through to the dining kitchen.



DINING KITCHEN

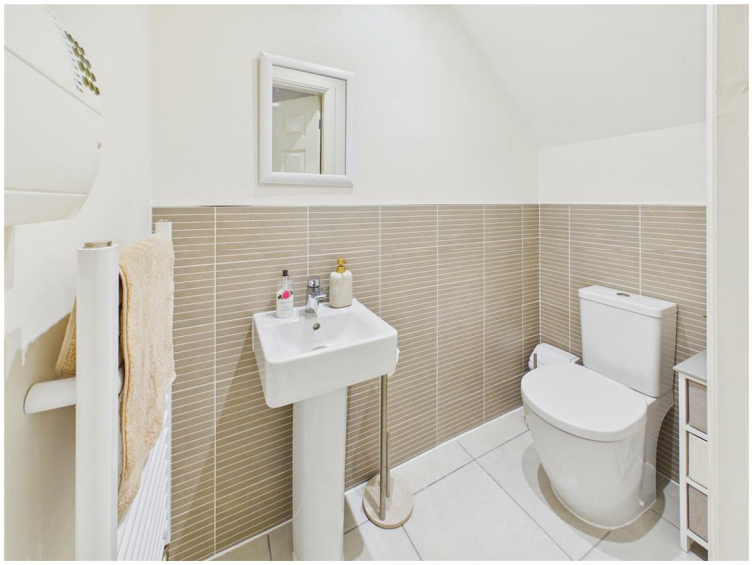
Having a range of base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer, oven, four ring gas hob with filter hood above, integrated fridge/freezer, plumbing for a washing machine and dishwasher. Ample space for a dining table and chairs. French doors lead out to the rear garden.





CLOAKS/W.C.

With low flush W.C. and wash hand basin. Heated towel rail, tiled floor and part tiling to walls.



FIRST FLOOR

LANDING

With loft access hatch and storage 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. Heated towel rail, part tiling to walls and window to the side elevation.



BEDROOM 2

Window to the rear elevation.



BEDROOM 3

Window to the rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls and window to the front elevation.



OUTSIDE

A small garden area extends to the front of the property, whilst a block-paved driveway provides excellent off-street parking and leads onwards to a detached single garage. The enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn, complemented by a paved patio area, planted borders and fencing to the boundaries. There is also an EV charging point.



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 D. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

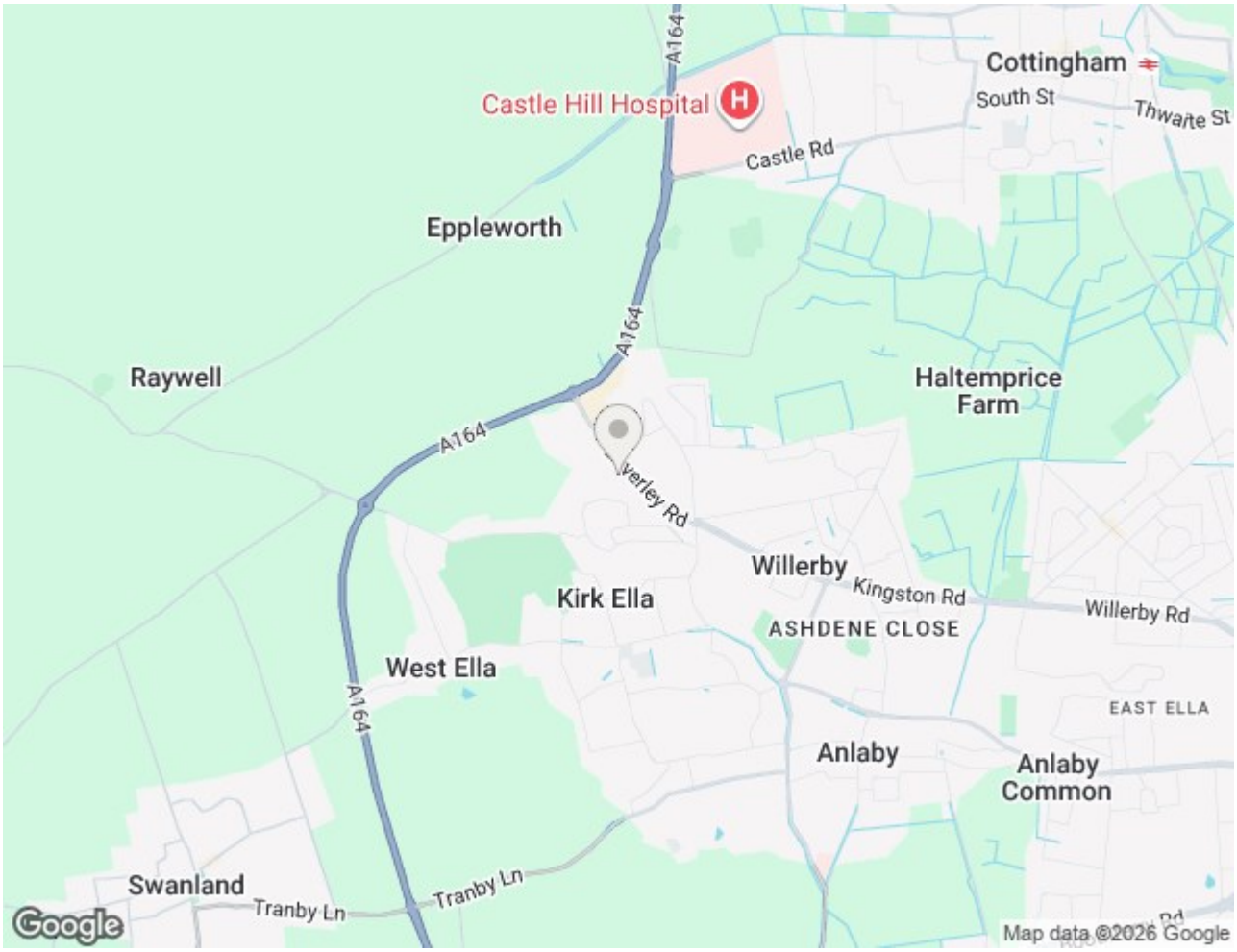
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Castle Hill Hospital
Cottingham
South St
Thwaite St
Castle Rd
A164
Eppleworth
Raywell
Haltemprice Farm
Verley Rd
Willerby
Kingston Rd
Willerby Rd
ASHDENE CLOSE
Kirk Ella
West Ella
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Google
Map data ©2026 Google



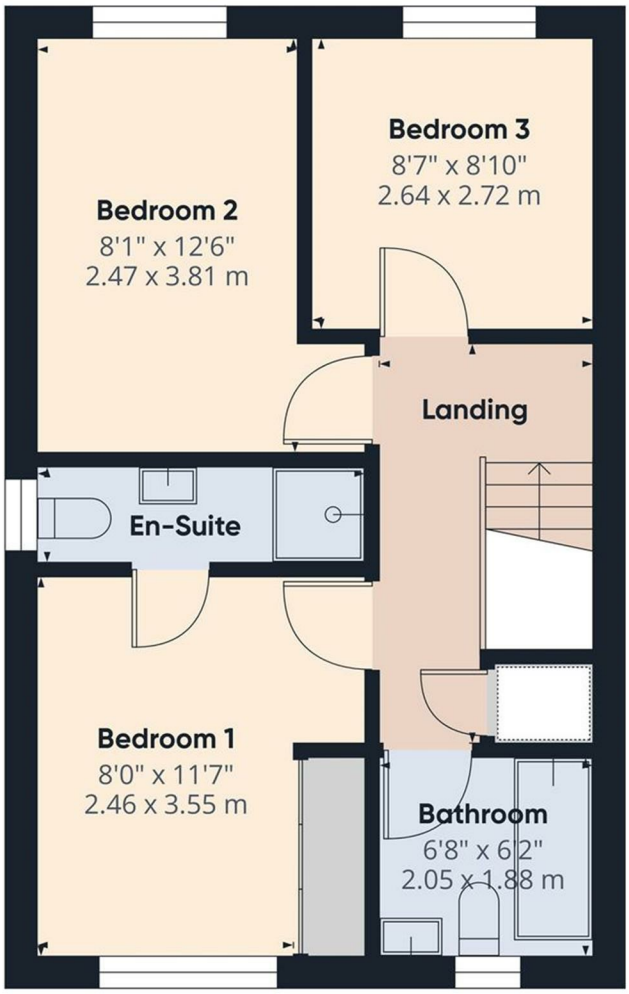
Floor 0

Approximate total area(1)
472 ft²
44 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

422 ft²

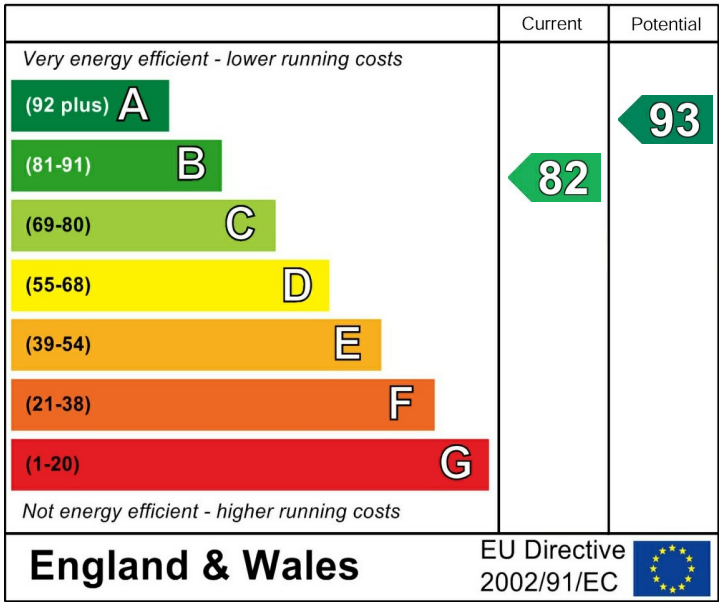
39.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

