Welton Road, Brough, East Yorkshire, HU15 1AF

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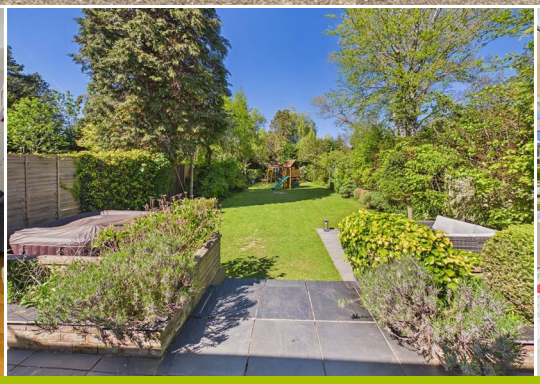
Limb
MOVING HOME



27 West Ella Way, Kirk Ella, East Yorkshire, HU10 7LN

- Stunning Semi-Detached
- Many Art Deco Features
- Fabulous Open Plan Living
- Council Tax Band = F
- 5 Beds / 3 Baths
- Lovely Rear Garden
- Excellent Parking
- Freehold / EPC = C

£599,950

INTRODUCTION

Occupying a prestigious position toward the cul-de-sac end of this highly desirable, tree-lined avenue, this substantial semi-detached residence is an exceptional example of 1930s architecture. Built by the renowned local builder Alma Jordan, the property retains many fine Art Deco features, seamlessly blended with a comprehensive scheme of modernising and remodelling by the current owners.

The elegantly proportioned accommodation is designed for contemporary family life, highlighted by a stunning open-plan living kitchen. This space features a cleverly integrated utility room accessed via doors that blend into the kitchen units for a sleek, minimalist finish. The ground floor further comprises an attractive lounge with a log-burning stove, a spacious entrance hallway, and a practical shower room.

The first floor offers five bedrooms, including a principal bedroom with a private en-suite shower room and a stylish family bathroom. A fixed staircase from the landing leads to a versatile converted loft area.

Set back from the road behind wrought iron gates, the property benefits from an extensive driveway and a manicured front lawn. The secluded rear garden is a particular delight, featuring a slate patio directly adjacent to the house, perfect for entertaining, with a long lawn beyond and mature borders providing a high degree of privacy.

LOCATION

West Ella Way runs between South Ella Way and Beverley Road, 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.

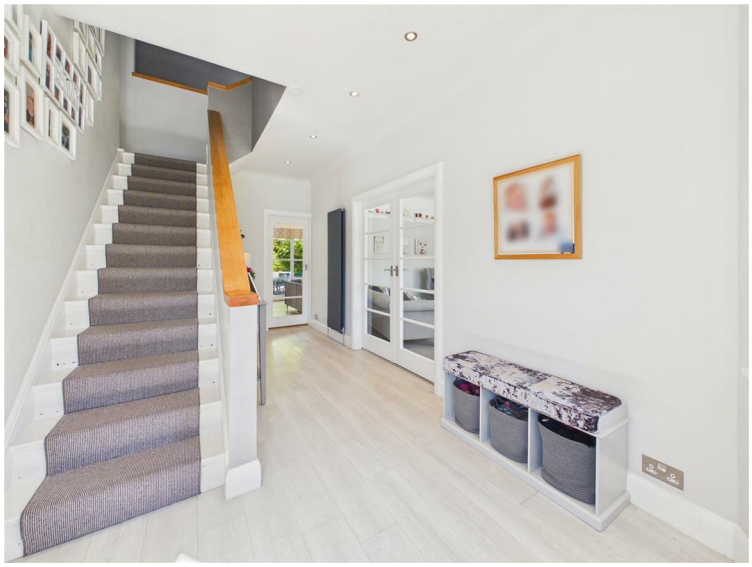
ACCOMMODATION

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

Residential entrance door to:

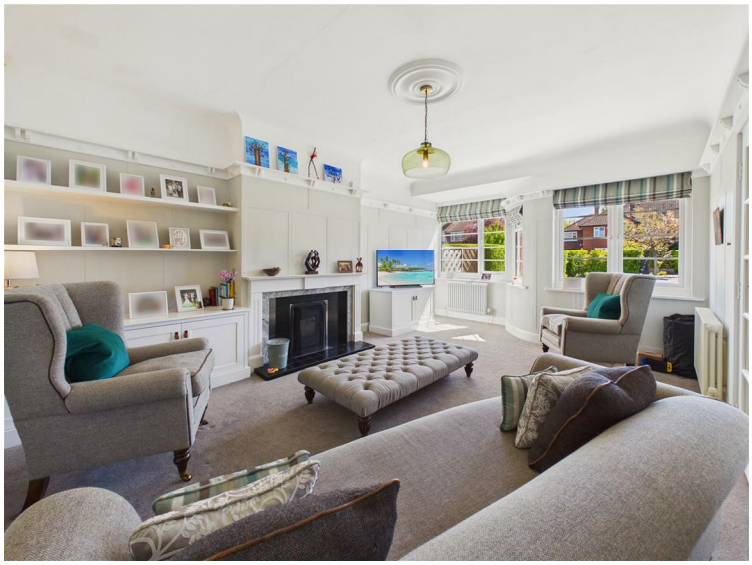
ENTRANCE HALLWAY

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



LOUNGE

With feature inverted bay window to front elevation. There is a fireplace with tiled hearth and backplate housing a log burning stove with fitted unit and shelving to alcove. The room is accessed via double doors from the hallway.



OPEN PLAN LIVING KITCHEN

Situated at the rear of the property, this expansive open-plan space serves as the heart of the home, featuring engineered oak flooring and recessed spotlighting throughout. The area is flooded with natural light, with bi-folding doors from the dining kitchen and sliding patio doors from the living area providing seamless access to the rear garden.

DINING KITCHEN

The kitchen is equipped with a range of bespoke, handmade units complemented by luxury Quartz worktops and a matching central island with a breakfast bar peninsula. High-quality integrated appliances include a Rangemaster cooker with extractor above, a fridge, freezer, and dishwasher. A double ceramic sink is fitted with a Quooker boiling water and filter tap. Completing the space is a cleverly integrated utility room, accessed via discreet doors that blend into the kitchen cabinetry for a sleek, minimalist finish.

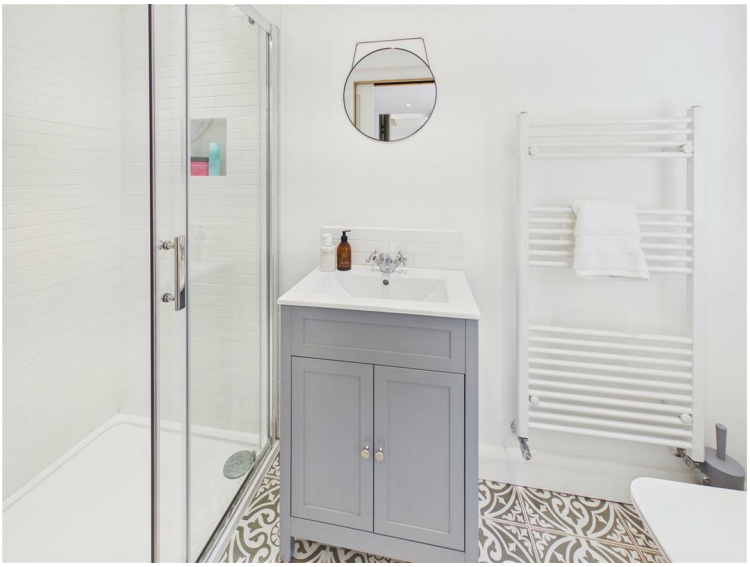
LIVING AREA

UTILITY ROOM

With fitted units, sink with mixer tap, plumbing for a washing machine, engineered oak flooring and window to side.

SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to side.



FIRST FLOOR

LANDING

With door giving access to the fixed staircase leading up to the converted loft area.

BEDROOM 1

With modern fitted wardrobes, dressing table and drawers. Feature inverted bay window to front elevation.

EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor and inset spot lights.

BEDROOM 2

With window and bay window to the front elevation.

BEDROOM 3

With Window to the rear elevation and understairs storage area.

BEDROOM 4

With window to side and corner windows overlooking the rear garden.

BEDROOM 5

With window to side

BATHROOM

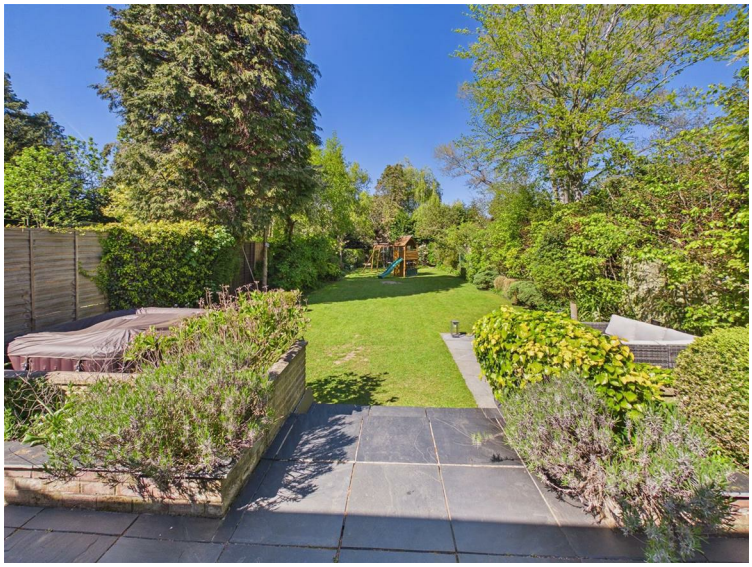
Suite comprising low level WC, pedestal wash hand basin, panelled bath, tiled surround. Cupboard to corner.

LOFT AREA

With a series of Velux windows, radiator, carpet, power and light supply installed.
PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.

OUTSIDE

Set back from the road behind wrought iron gates, the property benefits from an extensive driveway flanked by a manicured front lawn and leading up to the store. The secluded rear garden is a particular delight, featuring a slate patio directly adjacent to the house, perfect for entertaining, with a long lawn beyond and mature borders providing a high degree of privacy.



REAR 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 F. 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.

PROGRESSING AN OFFER

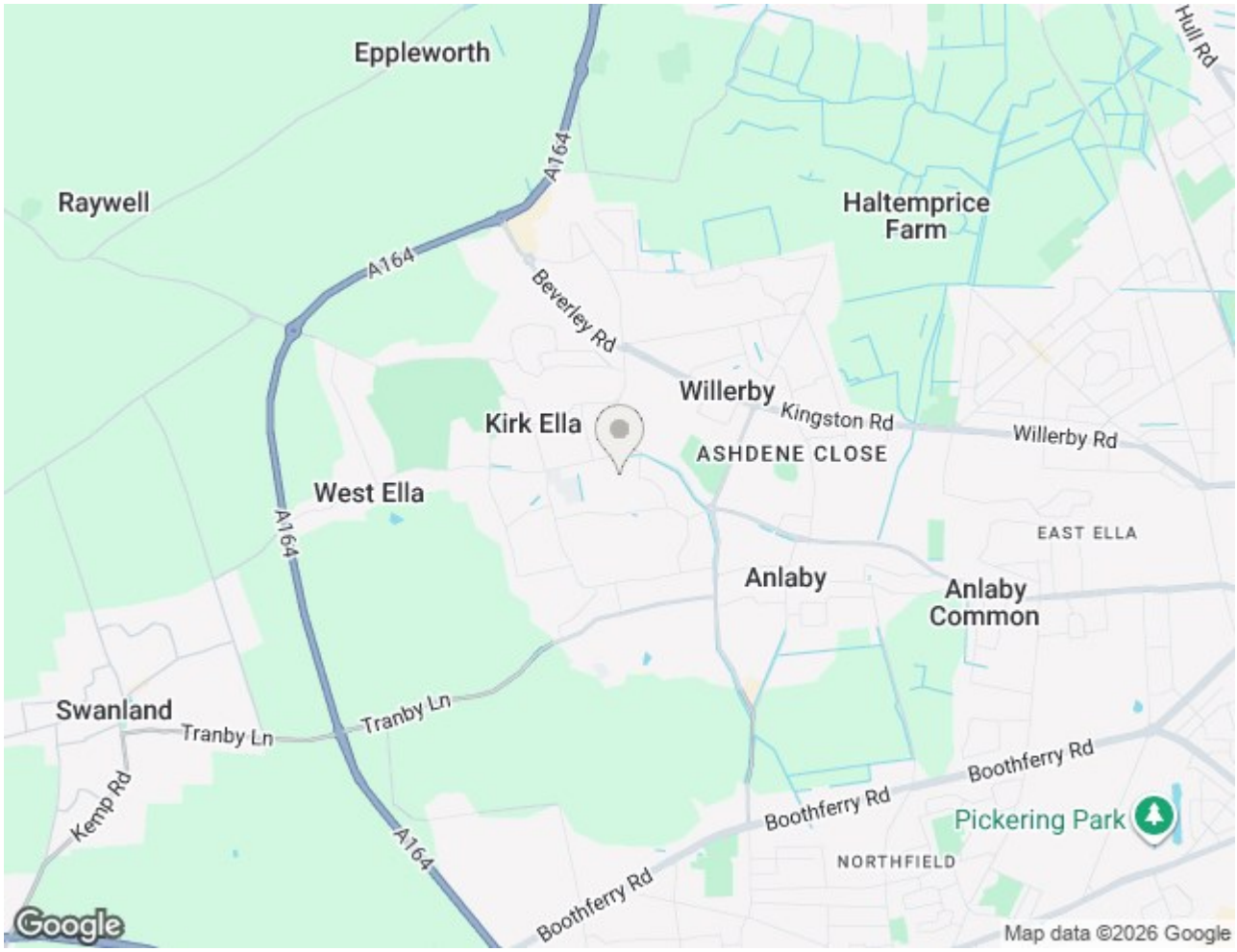
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.

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.


Eppleworth
Raywell
A164
Haltemprice Farm
Hull Rd
Beverley Rd
Willerby
Kingston Rd
Kirk Ella
ASHDENE CLOSE
Willerby Rd
West Ella
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Kemp Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Google
Map data ©2026 Google

Approximate total area(1)

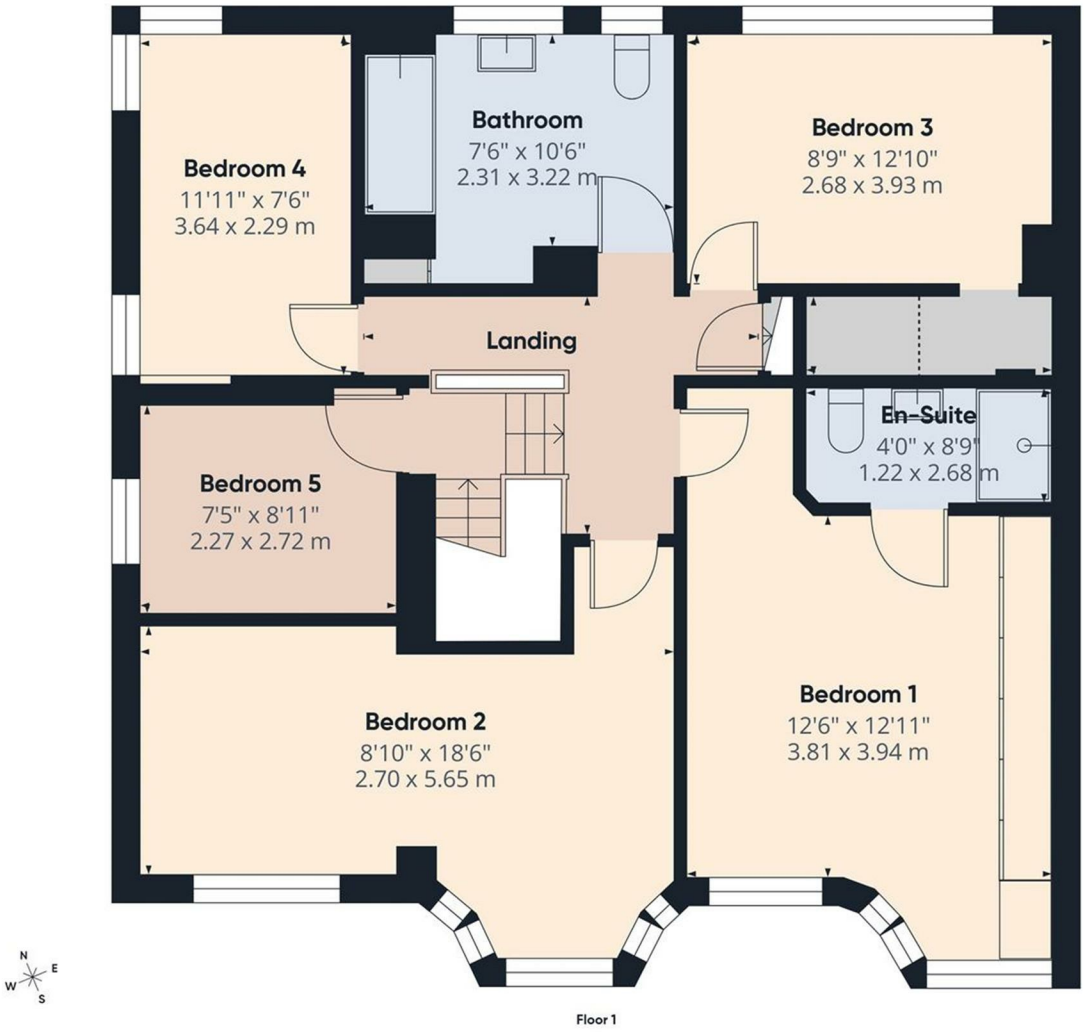
1091 ft²

101.4 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.

GIRAFFE360



Approximate total area(1)
877 ft²
81.5 m²

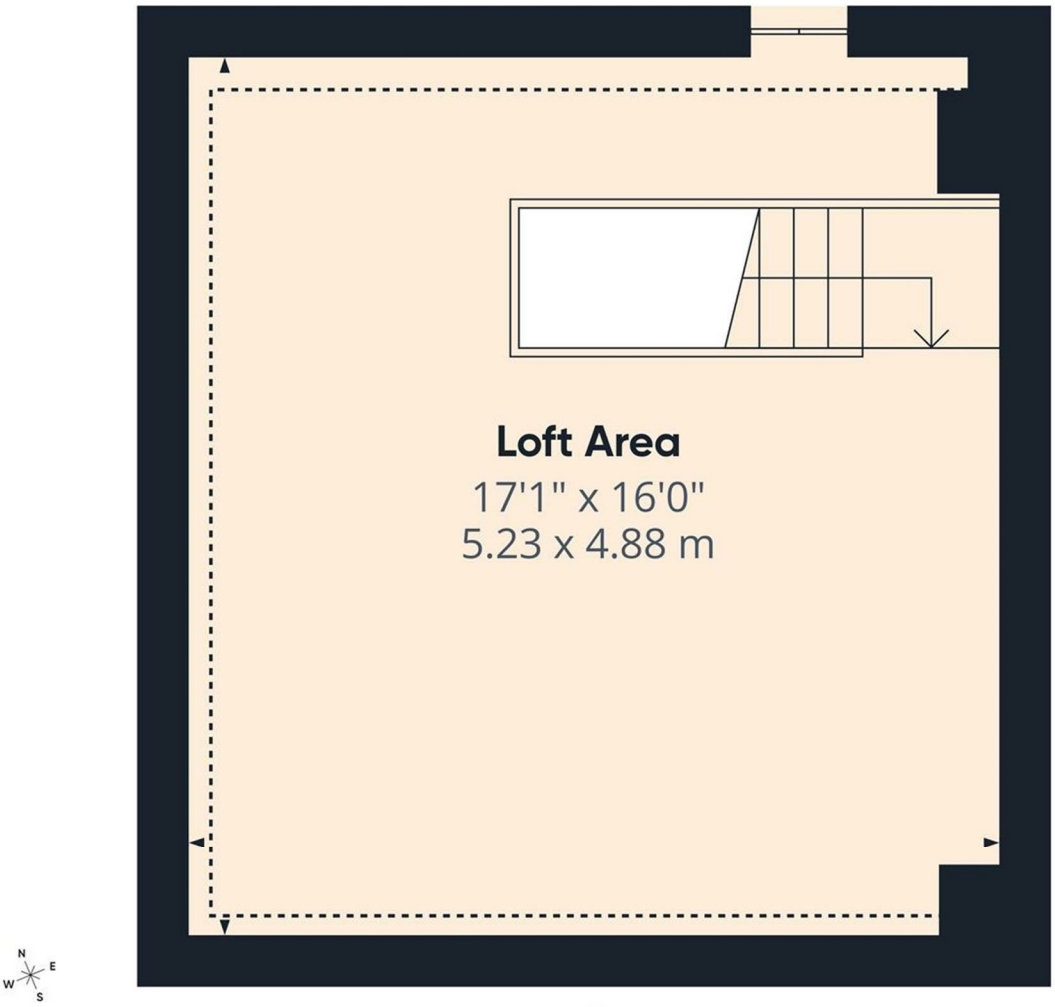
Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 2

Approximate total area(1)
249 ft²
23.1 m²

Reduced headroom
35 ft²
3.3 m²

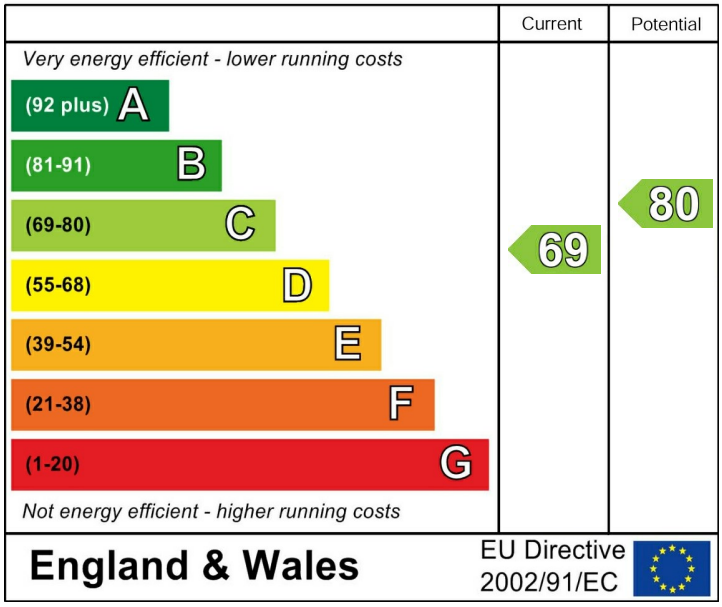
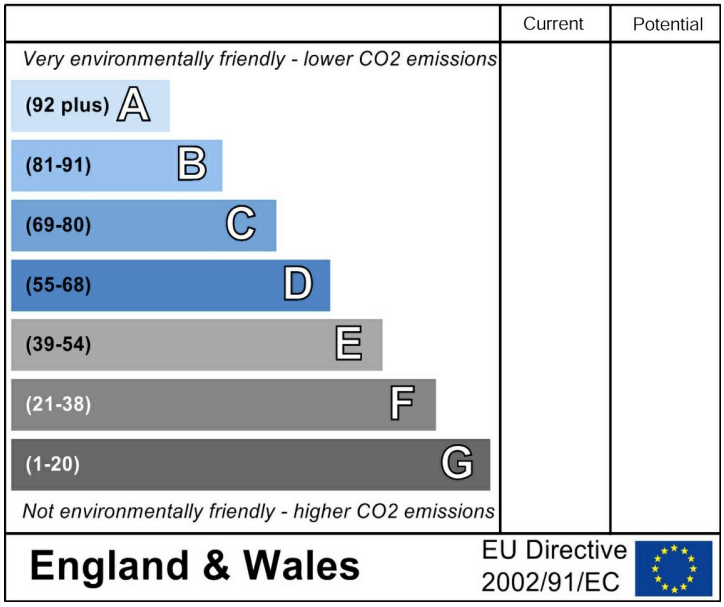
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating