

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*43 Westland Road, Kirk Ella, East Yorkshire, HU10 7PH*

📍 Bay Fronted Semi-Detached

📍 4 Beds / 2 Baths

📍 2 Reception Rooms

📍 Council Tax Band = D

📍 Breakfast Kitchen

📍 Stunning South Facing Garden

📍 Driveway & Tandem Garage

📍 Freehold / EPC = D

**£425,000**

## INTRODUCTION

This superb, bay-fronted semi-detached home has been meticulously maintained and extended to provide an exceptional standard of living. A thoughtful loft conversion has created a versatile layout spanning three floors, now boasting four bedrooms, two shower rooms, and a dedicated home office or nursery. The ground floor offers an abundance of space, featuring a welcoming entrance hall, a generous sitting/dining room, a separate lounge, and a well-equipped breakfast kitchen alongside a guest cloakroom/W.C.

The exterior is equally impressive, with a neatly tended south-facing rear garden that acts as a sun trap throughout the day. This outdoor retreat includes a large patio for entertaining, a manicured lawn, and established shrubbery. To the front and side, extensive parking leads to a tandem-length garage, complete with a coal shed and potting shed to the rear. This property is a true gem in the current market, and an internal viewing is essential to appreciate the scale and quality on offer.

## LOCATION

Westland Road is an attractive tree lined street which runs between Valley Drive and West Ella 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 PORCH

With door to:

## ENTRANCE HALLWAY

Spacious and welcoming with staircase leading to the first floor, cupboard under and coat cupboard.



## *CLOAKS/W.C.*

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



## *DINING/SITTING ROOM*

With gas stove upon a stone tiled hearth with oak mantle. Bay window to the front elevation.



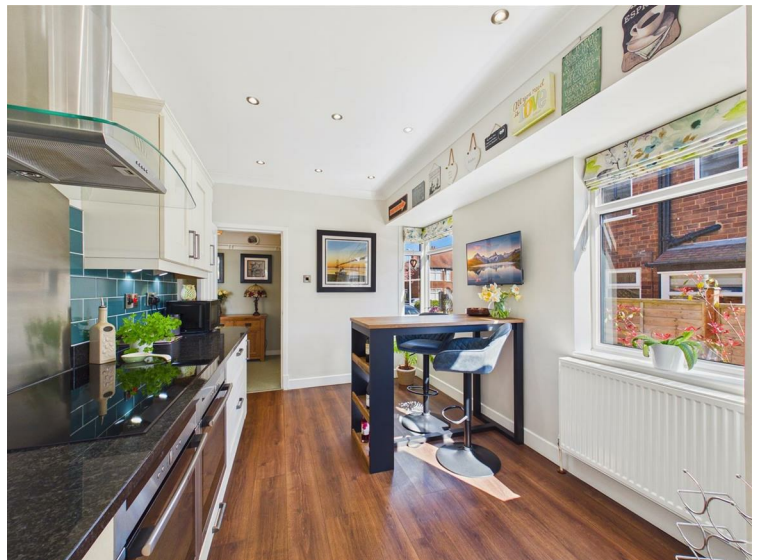
## LOUNGE

With feature fire surround housing a cast open fire. French doors lead out to the south facing patio and garden beyond.



## BREAKFAST KITCHEN

Having a range of modern base and wall units with granite worktops incorporating a one and a half bowl sink and drainer with mixer tap, two ovens/grills, five ring induction hob with filter above, integrated washing machine, housing for a fridge/freezer and ample space for a dining table and chairs. Windows to the side and rear. External access door to rear.



## FIRST FLOOR

### LANDING

With staircase leading up to the first floor. Useful storage cupboard.

## BEDROOM 1

With fitted wardrobes and bay window to the front elevation.



## BEDROOM 2

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



## BEDROOM 3

With fitted furniture including a cabin bed with storage under, wardrobes, desk and drawers. Windows to the side and rear elevations.



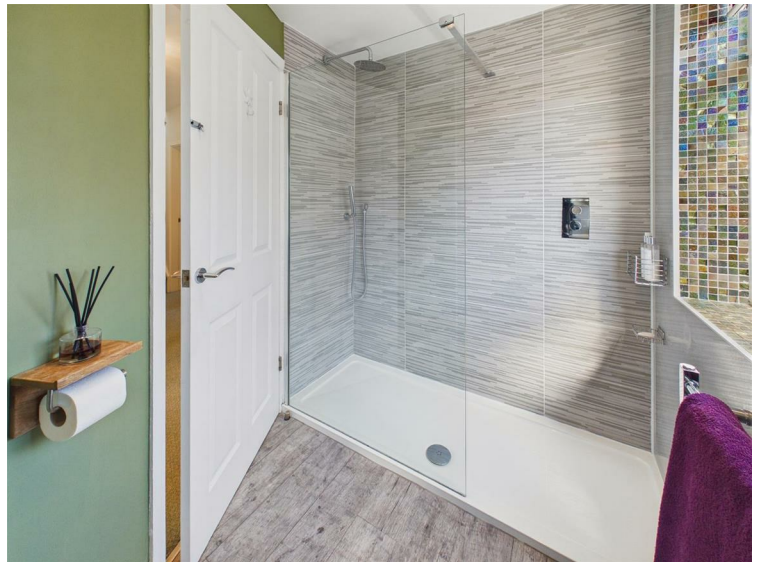
## NURSERY/OFFICE

Window to the front elevation.



## SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling and panelling to walls, inset spot lights, heated towel rail and window to side.



## SECOND FLOOR

### LANDING

With useful storage cupboard.

## BEDROOM 4

With fitted wardrobes and Velux windows to the front and rear elevations.



## EN-SUITE SHOWER ROOM

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



## OUTSIDE

A block-paved driveway provides extensive parking to the front and side, leading to a detached tandem-length garage with a roller door. A standout feature of the home is the south-facing rear garden, which enjoys a sunny aspect throughout the day. A large patio area directly adjoins the house, offering an ideal space for entertaining, and overlooks an immaculately manicured lawn with established shrub borders. Practicality is further enhanced by a coal house and potting shed located to the rear of the garage.



## PATIO



*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. 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*

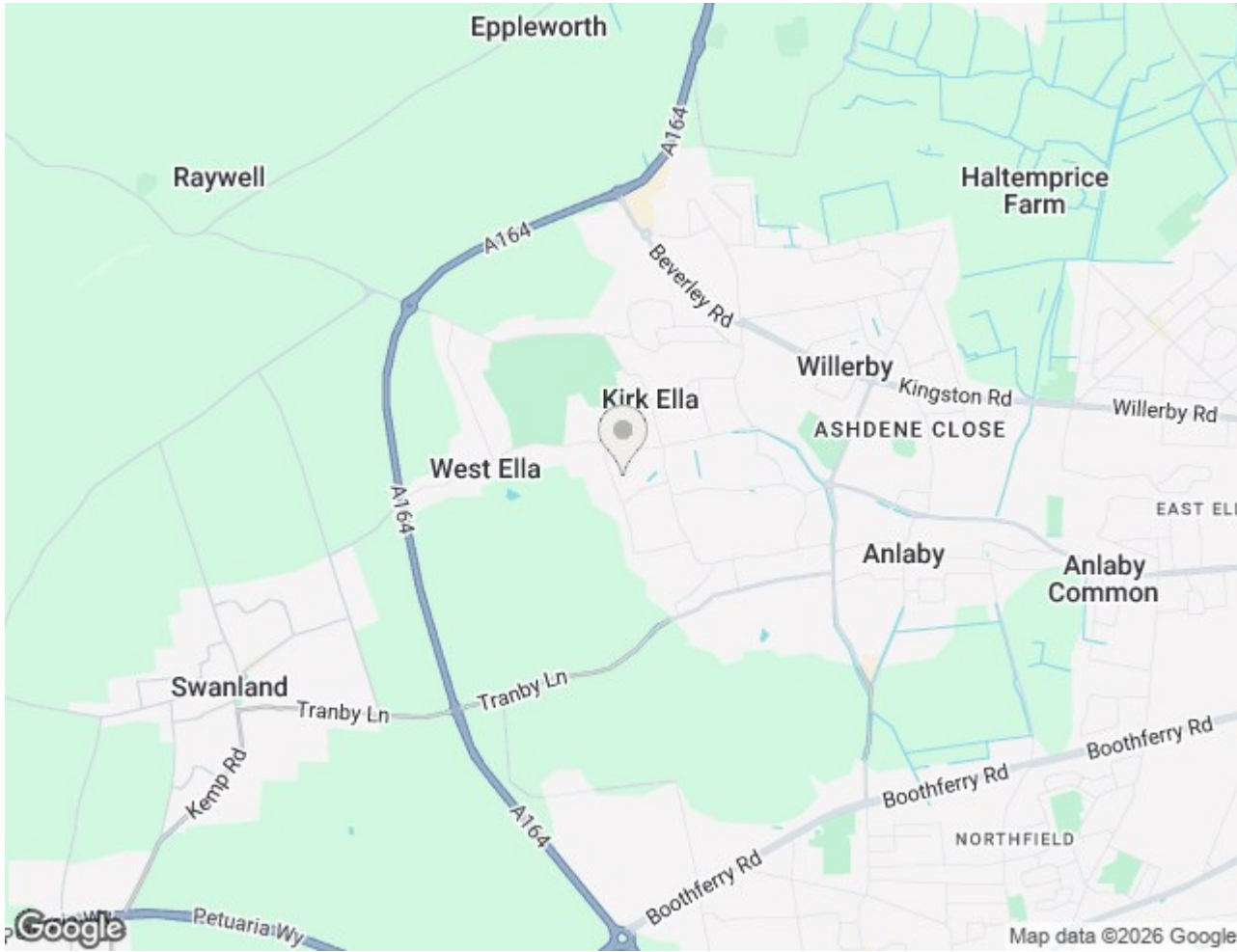
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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*

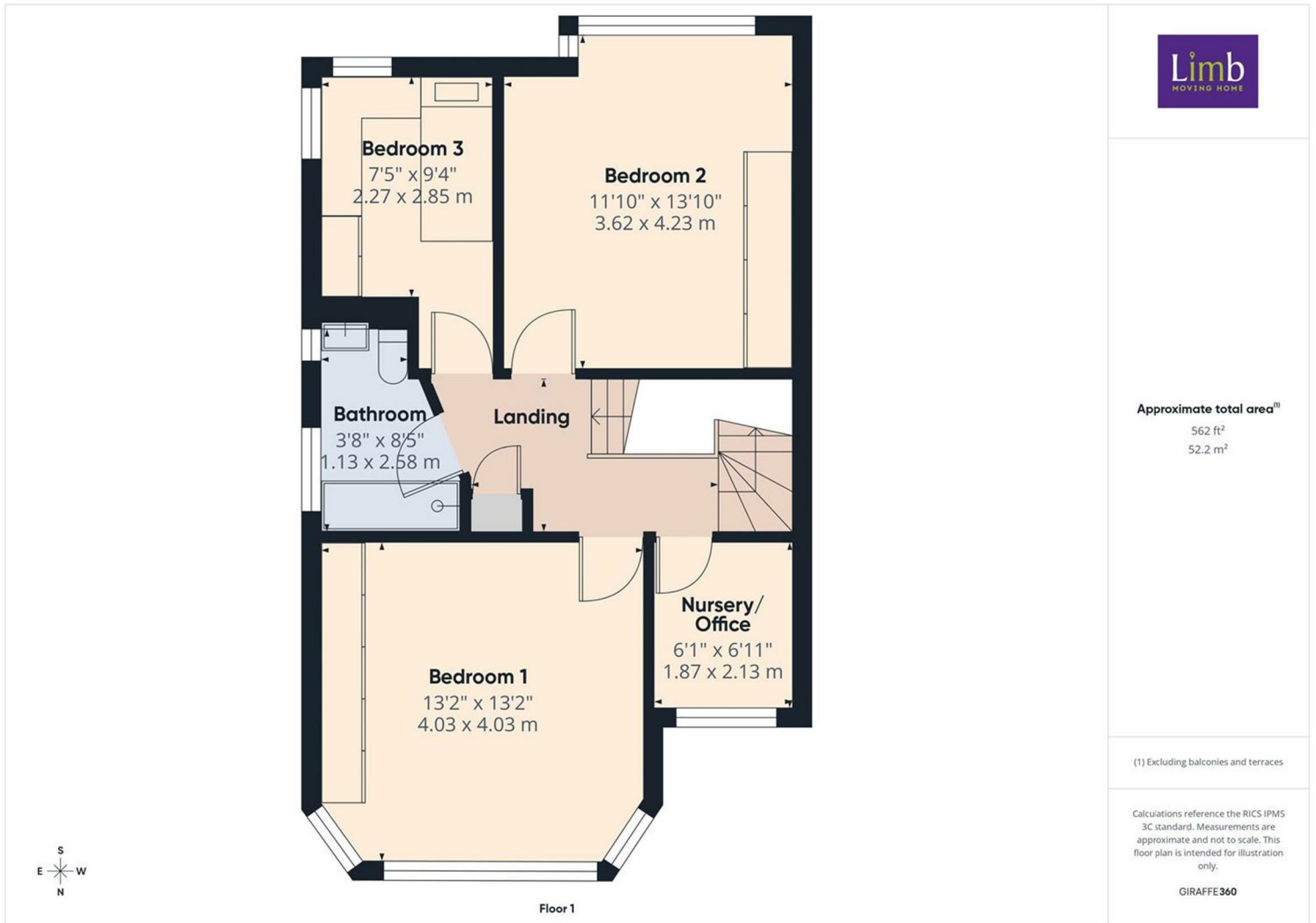
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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

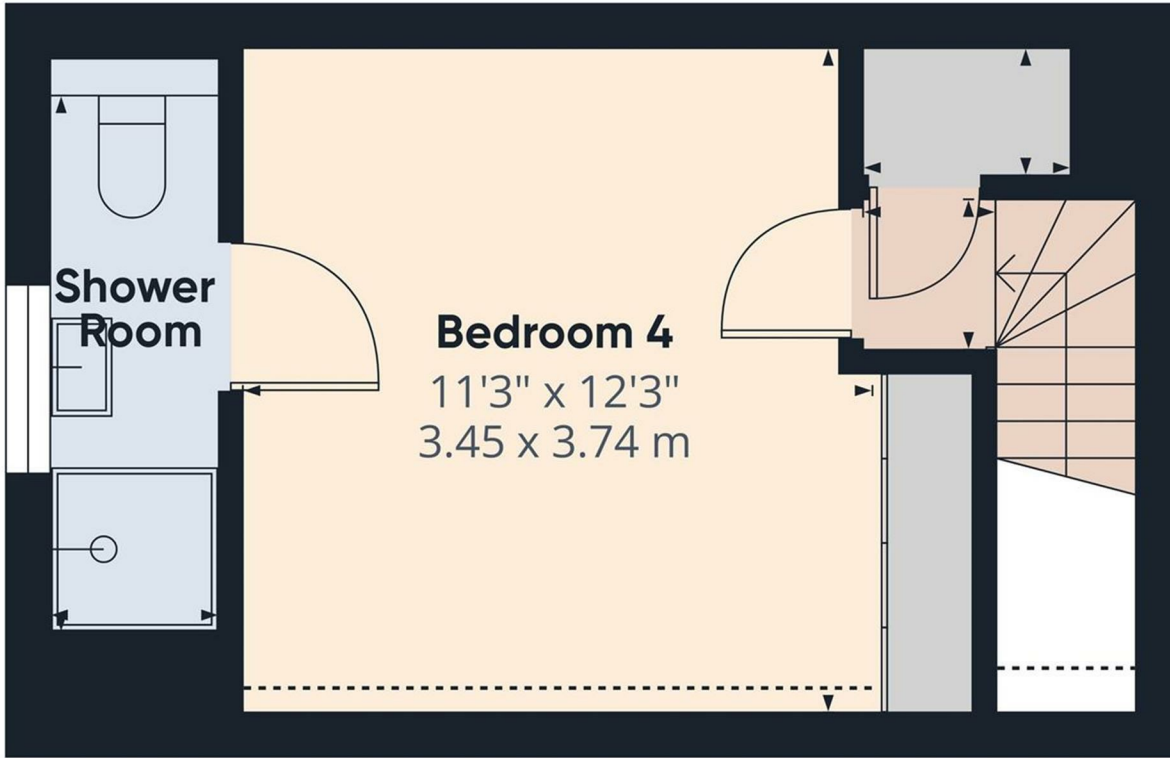
### *PROPERTY TO SELL?*

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.









**Approximate total area<sup>(1)</sup>**

196 ft<sup>2</sup>  
18.1 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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

