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Limb
MOVING HOME



4 High Meadows, Kirk Ella, East Yorkshire, HU10 7NJ

- 📍 Bespoke Detached Bungalow
- 📍 Prime Location
- 📍 Immaculately Presented
- 📍 Council Tax Band = D
- 📍 Very Well Appointed
- 📍 2 Bedrooms
- 📍 Garden & Garage
- 📍 Freehold/EPC = D

£395,000

INTRODUCTION

Ready to move straight into is this beautifully appointed detached bungalow enjoying a delightful tucked away position off Church Lane, Kirk Ella - one of the areas most desirable places to live. Extensively refitted in recent times to a high specification, features include a fabulous open plan living kitchen being a great place to enjoy and relax. The spacious accommodation also includes a formal lounge with bi fold doors opening out to the conservatory. There are two bedrooms, the main of which has plenty of wardrobes and a striking en-suite shower room. There is a further separate shower/cloaks room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside, access is gained to the property across High Meadows - a private lane which serves only three other properties of distinction. In addition to parking and a single garage, the property enjoys an enclosed, part walled paved garden which has a southerly facing aspect and enjoys much privacy.



LOCATION

High Meadows is a private lane accessed to the south side of Church Lane close to its junction with Beverley Road. 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 and 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

Residential entrance door into:



ENTRANCE HALLWAY

A central hallway with access to the living kitchen, corridor to the living room and access to bedrooms.

LIVING ROOM

A cosy room situated to the rear of the property with windows to either side of a feature limestone fire surround housing electric fire. Bi fold doors open to the conservatory.



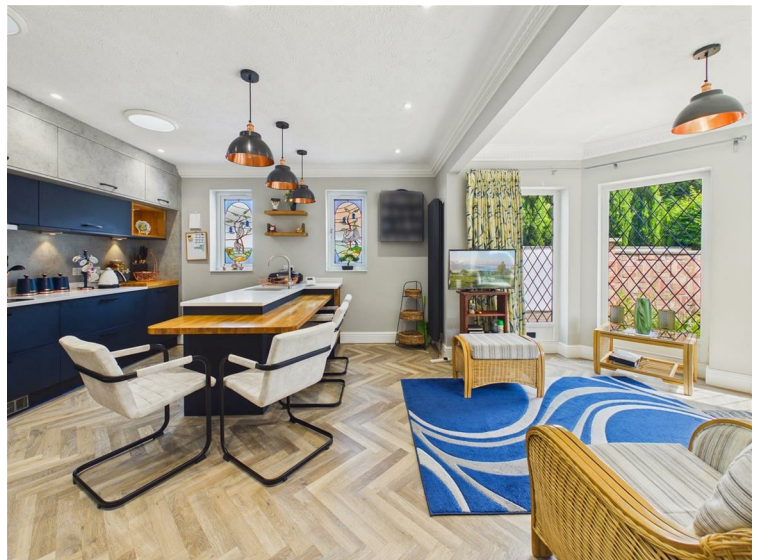
CONSERVATORY

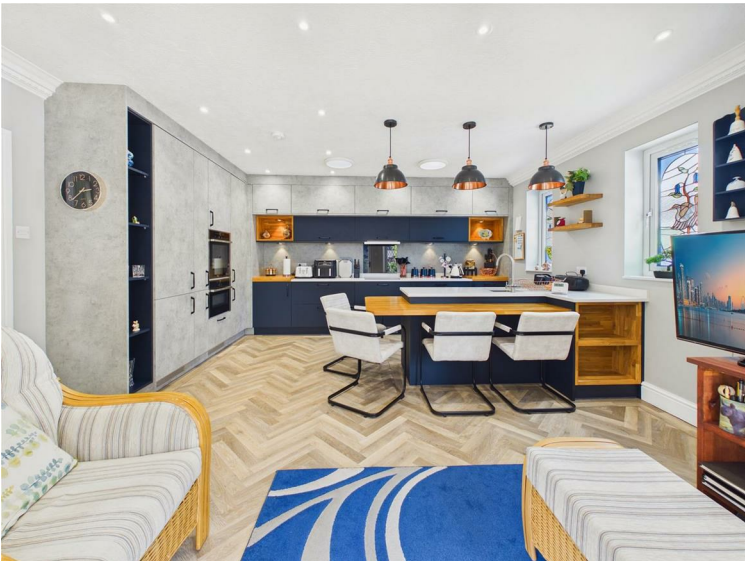
Of uPVC double glazed construction overlooking the garden and with door opening out.



LIVING KITCHEN

A simply stunning room which provides a light and airy setting to enjoy, relax or entertain in. It is comprehensively fitted by a quality dual toned kitchen complete with peninsular island with quartz tops and lower level oak breakfast/seating area. There is an undercounter sink with mixer tap, integrated dishwasher, four ring induction hob with concealed extractor hood above, Neff oven with combination microwave above plus a fridge freezer. Light floods in through a variety of windows with two feature stained glass windows to the side elevation and two sun pipes above the kitchen area. A door provides access out to the patio.





BEDROOM 1

A luxurious bedroom, particularly spacious with window to side elevation and a wall of fitted modern wardrobes.



EN-SUITE

A stylish contemporary en-suite which comprises a concealed flush W.C., wash hand basin in cabinet, "walk in" shower area with glazed partition and contemporary tiling to the walls. Toiletries cupboard to corner.



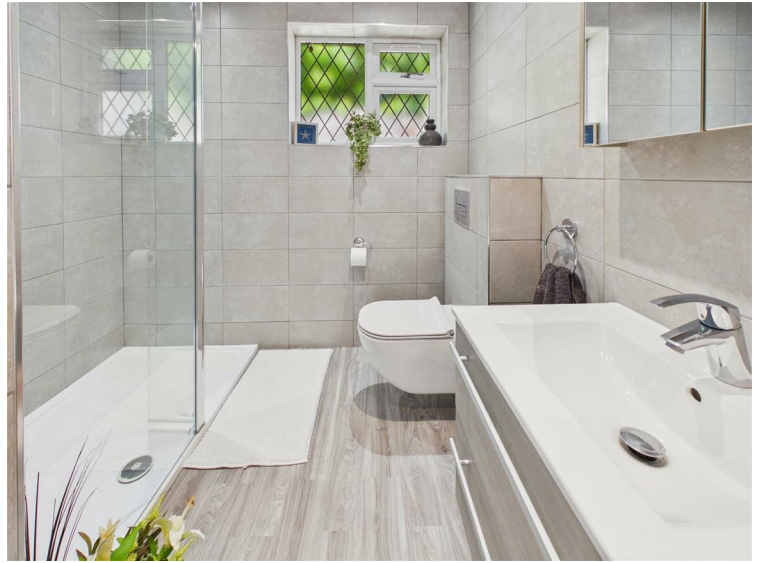
BEDROOM 2

Another double bedroom with fitted cupboards, drawers and display shelving to either side of bed head. Window to side elevation.



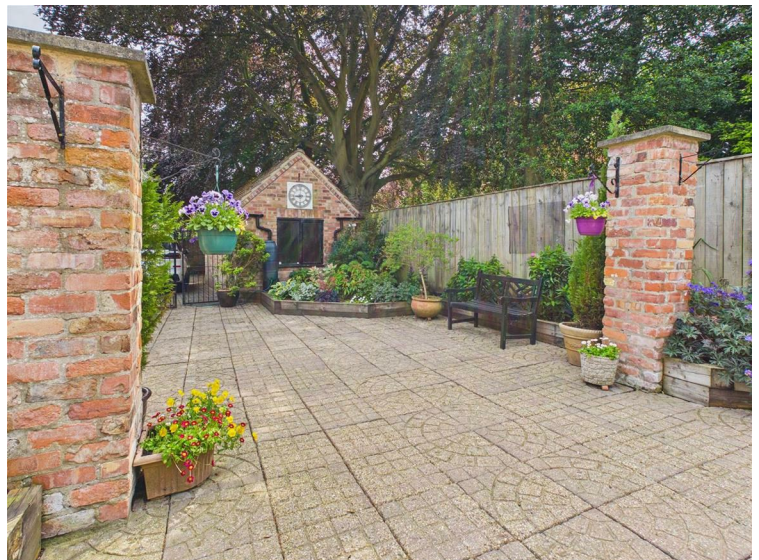
SHOWER ROOM

A contemporary shower room which is fully tiled to the walls and has an attractive wash hand basin with cabinet, concealed flush W.C. and "walk in" shower area with glazed partition.



OUTSIDE

Outside, access is gained to the property across High Meadows - a private lane which serves only three other properties of distinction. In addition to parking and a single garage, the property enjoys an enclosed, part walled paved garden which has a southerly facing aspect and enjoys much privacy.



REAR VIEW

GARAGE



HEATING

The property has the benefit of gas fired 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 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 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

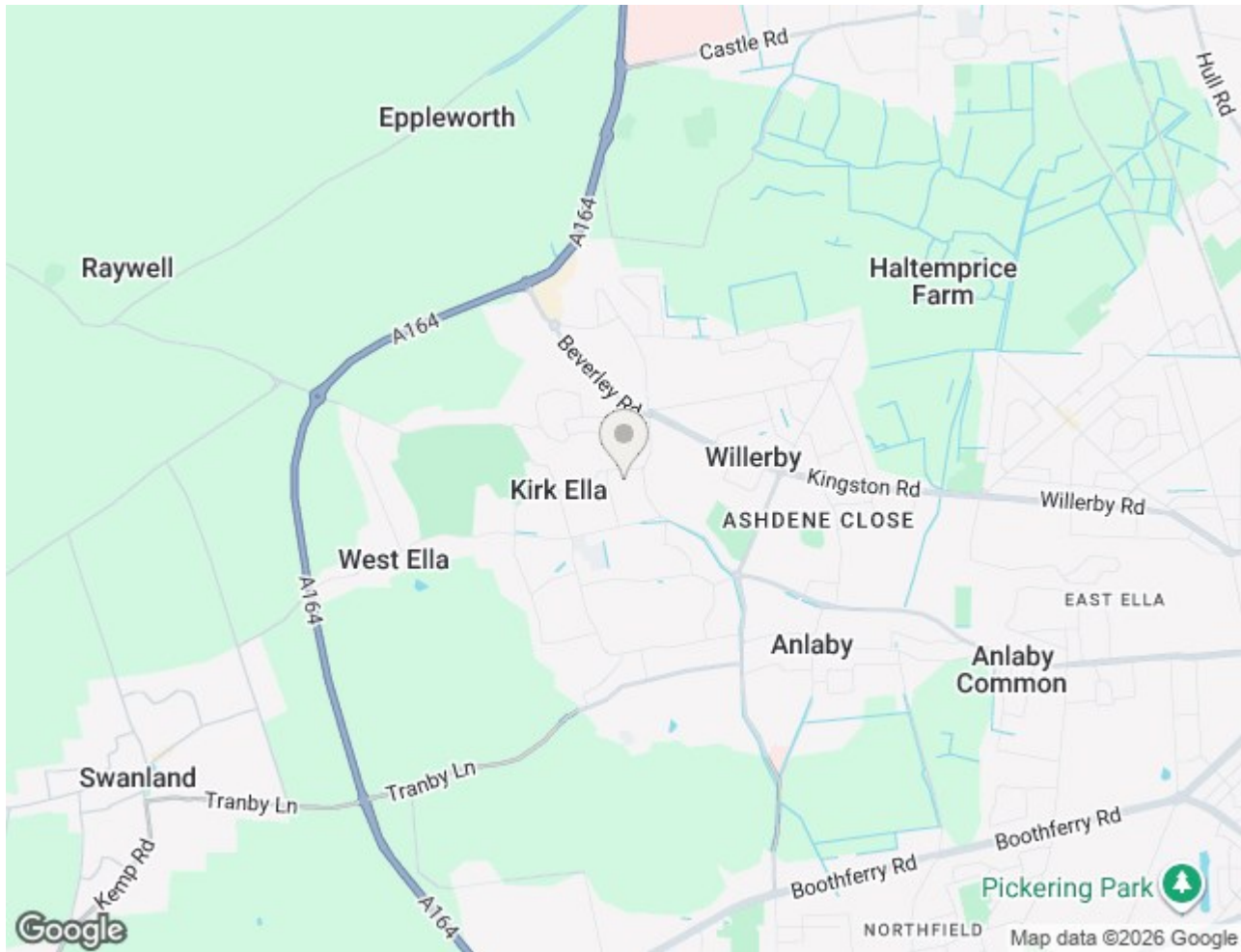
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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