

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*Plot 160, Archbishop Drive, Kirk Ella, East Yorkshire, HU10 7GL*

📍 Superb New Build

📍 ££££'s of Extras

📍 Move Straight In

📍 Council Tax Band = TBC

📍 4 Beds/2 Baths

📍 Bi Fold Doors to Garden

📍 Part Exchange Available

📍 Freehold/EPC = B\*

**£400,000**



## INTRODUCTION

The Swainby (plot 160) by Beal Homes, part of their prestigious West Hill II development, is a luxury brand new 4 bedroomed home which is packed full of thousands of pounds of extras and ready to move straight into. An impressive central entrance hallway sets the scene for the rest of the house, leading to a wonderfully spacious lounge area which is the perfect retreat for all the family. The substantial open plan kitchen/dining area has a real "wow" factor, with an additional utility room complete with space for all white goods, laundry piles or party items. Bi fold doors create the ultimate indoor/outdoor space, so you can step straight into the garden for balmy summer evenings spent with friends and family. Upstairs there are four large bedrooms just awaiting to be filled - three of the bedrooms are served by a large family bathroom, whilst the master is a sanctuary with its own en-suite and dressing area. All the bedrooms have plenty of room for wardrobes. This is a beautiful and practical family home which is waiting for its first loving owner.



## LOCATION

West Hill Road forms part of the recent prestigious "West Hill" development by Messrs Beal Homes. West Hill Road is situated off Beverley Road close to Willerby shopping park and a host of general amenities. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

## KEY FEATURES

- 2 Year Beal Homes Warranty along side 10 year NHBC Warranty
- HBF 5 Start Housebuilder for 5 years running
- Luxury en-suite and bathrooms with tiled bath panel and Villeroy and Boch sanitaryware
- Bi Fold Doors included as standard
- Great local amenities right on your door step and popular local schools
- Experience the Design Lounge, where our team work with you design the layout and features, whilst incorporating the latest technology to best suit your lifestyle - subject to build stage
- Flooring included throughout including tiling to bathroom ensuite and W.C.
- A range of schemes to help you move including Part Exchange
- Energy efficient homes helping you save on your utility bills
- NEFF appliances included as standard

## TO VIEW

Call us now to arrange your personal viewing on 01482 669982.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway with stairs leading up to the first floor and a good sized storage cupboard beneath.

## LOUNGE

15'7" x 10'6" approx (4.75m x 3.20m approx)  
Deep bay window to front elevation.



## DINING KITCHEN

21'9" x 9'3" approx (6.63m x 2.82m approx)

Situated to the rear of the house with a view over the garden and triple bi fold doors opening out to the patio. The kitchen features an extensive range of quality contemporary units with beautiful quartz worksurfaces and undercounter Villeroy & Boch ceramic one and a half sink with Franke mixer tap. Appliances include a Neff oven, four ring induction hob and ceiling mounted extractor hood above plus dishwasher and larder fridge freezer.





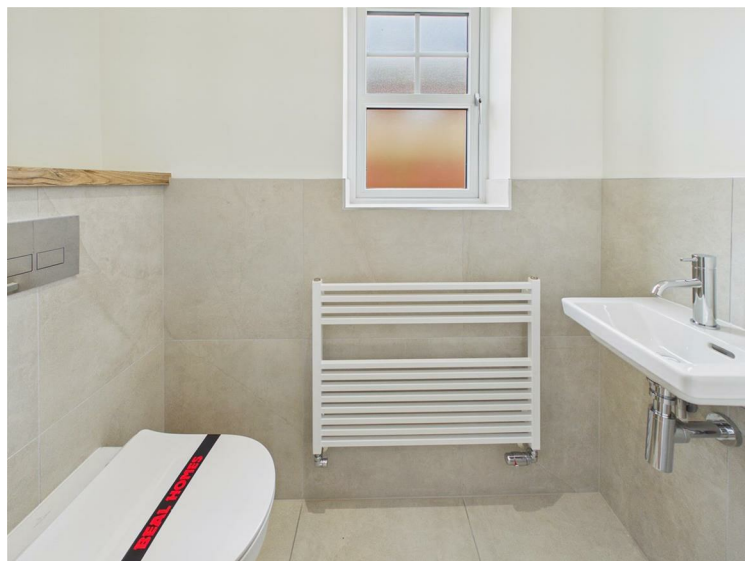
## UTILITY ROOM

With fitted worksurface and unit, space for appliances, door to side elevation.



## W.C.

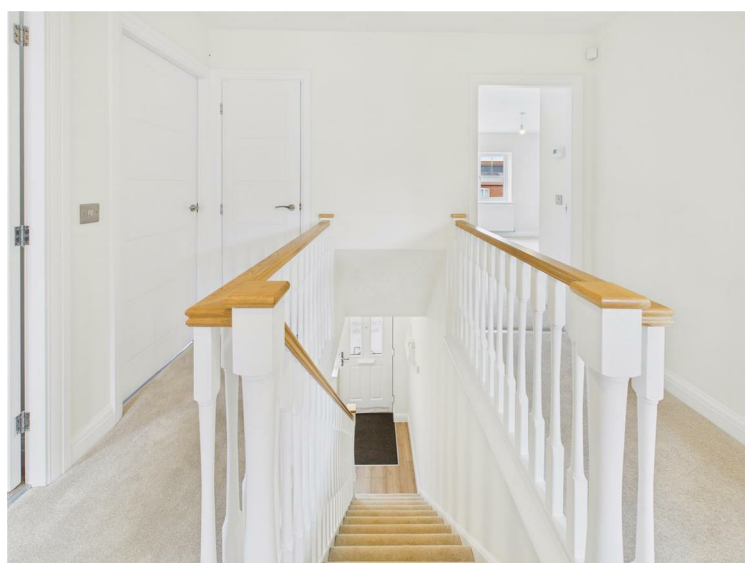
With low level W.C., wash hand basin, attractive tiling to the walls and floor.



## FIRST FLOOR

### CENTRAL GALLERIED LANDING

With store cupboard off and access to roof void.





## BEDROOM 1

17'2" x 14'7" approx (5.23m x 4.45m approx)

A luxurious bedroom with window to front and a dressing area situated off.



## EN-SUITE SHOWER ROOM

With Villeroy and Boch wash hand basin, concealed flush W.C. and a "walk in" shower area with rainhead and handheld shower system complete with glazed partition. Beautiful tiling to walls and floor, heated towel rail.



## BEDROOM 2

10'6" x 11'5" approx (3.20m x 3.48m approx)  
Window to front elevation.





## BEDROOM 3

11'6" x 10'6" approx (3.51m x 3.20m approx)  
Window to rear elevation.



## BEDROOM 4

11'1" x 11'3" approx (3.38m x 3.43m approx)  
Window to rear elevation.



## BATHROOM

With Villeroy & Boch suite comprising wash hand basin, concealed flush W.C. and bath with shower attachment above plus spray screen. Attractive tiling to walls and floor, heated towel rail.



## OUTSIDE

A lawned garden extends to the front adjacent to a twin width block set driveway providing excellent parking facilities and access to the integral single garage. To the rear are paved patio areas and a lawn. The boundaries are a combination of brick wall and fencing.

## REAR VIEW



## PREDICTED EPC\*

We are advised by the builders, Beal Homes, that the predicted EPC rating should not exceed a 'B'.

## 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 TBC. 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

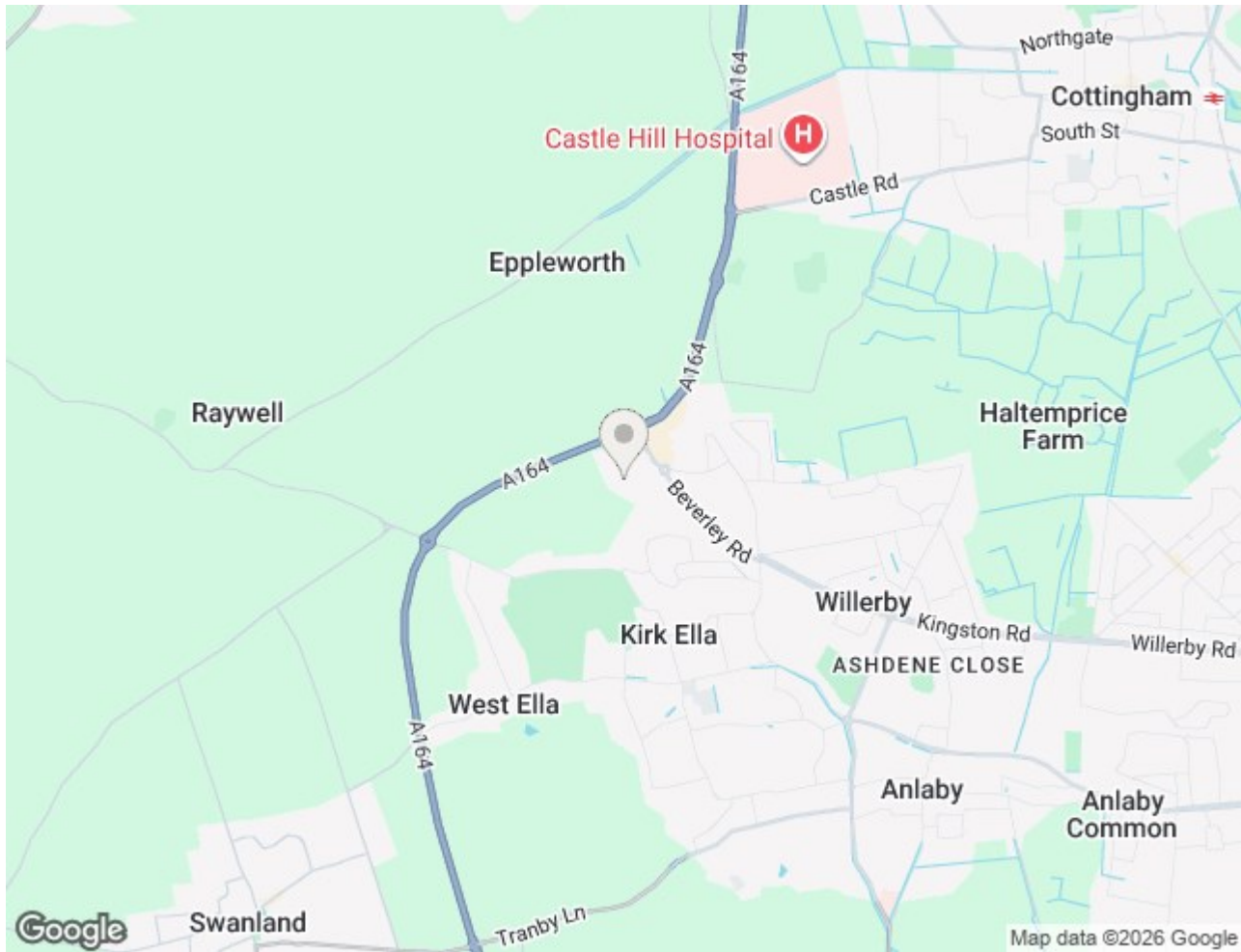
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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





Floor 0

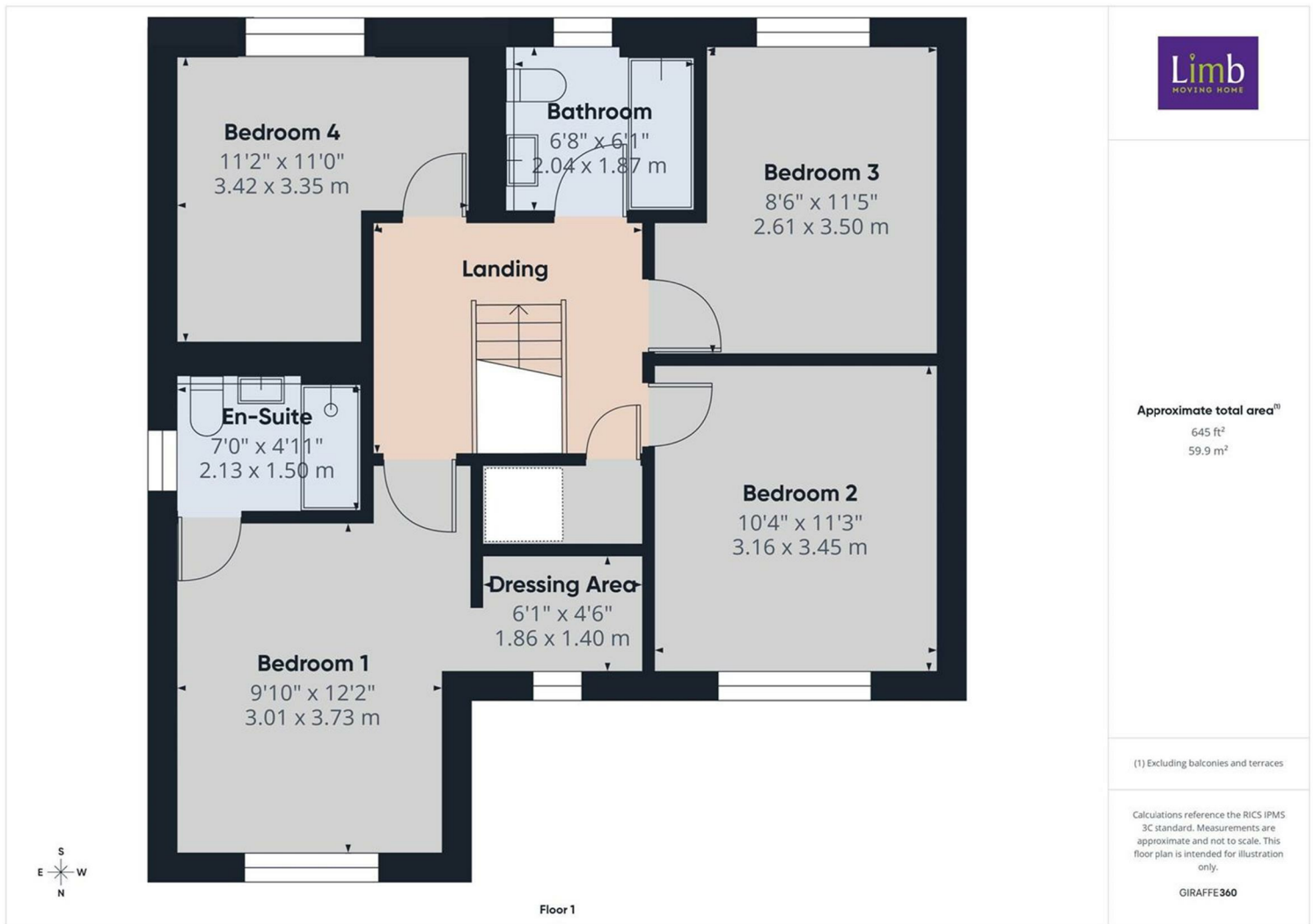


Approximate total area<sup>(1)</sup>  
495 ft<sup>2</sup>  
46 m<sup>2</sup>

(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





## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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