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**Limb**  
MOVING HOME



*3 Wordsworth Avenue, Kirk Ella, Hull, Yorkshire, HU10 7GS*

📍 Spacious Detached Home

📍 4 Beds/3 Baths

📍 ££££ Upgrades

📍 Council Tax Band = F

📍 "Southwold" Design

📍 Fabulous Living Kitchen

📍 Gardens, Drive & Garage

📍 Freehold / EPC = B

**£475,000**

## INTRODUCTION

Offered with no onward chain, this nearly new, "Southwold" design four-bedroom family home built by Lovell Homes offers an exceptional opportunity to acquire a property finished to an incredibly high standard. Featuring over £50,000 worth of premium upgrades, the home boasts immaculately presented and stylish accommodation, all protected by the remainder of the NHBC Warranty.

The heart of the home is the spacious, open-plan kitchen/dining/family area, featuring a stunning kitchen with granite worktops, upgraded integrated appliances, and French doors connecting seamlessly to the rear garden. A separate utility room adds essential practicality, while high-quality oak doors throughout the home enhance the luxury feel. For quiet relaxation, the separate lounge boasts a feature bay window overlooking the front. A downstairs cloakroom and useful storage cupboard complete the ground floor.

The luxury continues upstairs within the versatile Southwold layout. The main bedroom features fitted wardrobes, a bay window, and a private en-suite. A second double bedroom also benefits from its own en-suite—a rare and desirable feature—while the remaining two bedrooms share the well-appointed family bathroom.

Externally, the property offers excellent parking with a double-width driveway leading to the integral garage, which features an upgraded electric roller door. To the front is an open lawn, while the rear garden is neatly lawned with planted borders and fully enclosed by perimeter fencing for privacy.

## LOCATION

The property forms part of "The Sycamores" development by Lovell Homes. Wordsworth Avenue is situated off South Ella Way, Kirk Ella. South Ella Way is a highly regarded residential area which lies between Mill Lane and Beverley Road in Kirk Ella, one of the areas most desirable locations situated to the west side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling which includes nearby St. Andrews primary school and Wolfreton secondary school. The Haltemprice community and sports centre is easily accessible in addition to which Anlaby retail park lies nearby where such shops as Morrisons, M&S Food and a Next can be found. Convenient access to the A63 is available which leads to Hull City Centre to the east and the national motorway network to the west.

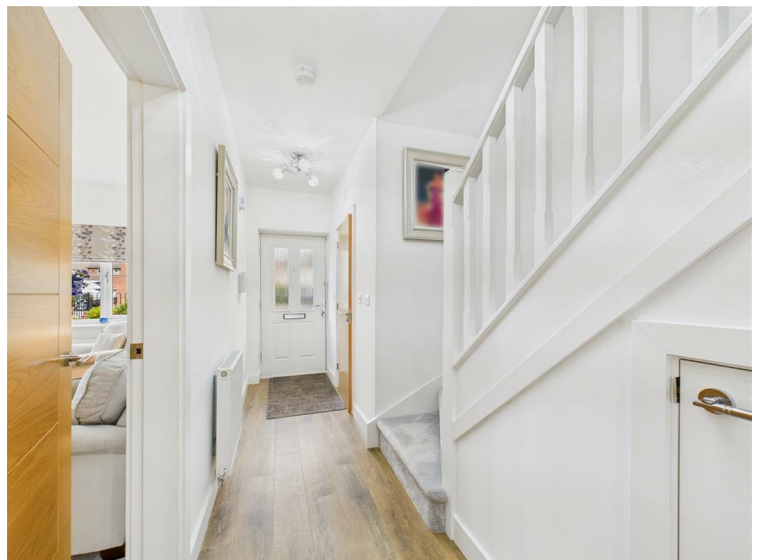
## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with LVT flooring and staircase leading up to the first floor with cupboard under.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.



## LOUNGE

With bay window to the front elevation.



## OPEN PLAN FAMILY LIVING

Spanning the full width of the property with French doors opening out to the rear garden. This stunning space enjoys both living and dining areas with a well equipped kitchen. The kitchen has a range of stylish base and wall units with granite worktops incorporating a sink and drainer with mixer tap plus a host of integrated appliances including a Bosch double oven and five ring gas hob with filter above, Zanussi fridge/freezer and dishwasher plus wine chiller. There is kitckboard lighting and LVT flooring.



## KITCHEN AREA



## LIVING/DINING AREAS



## UTILITY ROOM

With fitted unit, granite worktop incorporating an inset sink unit, plumbing for a washing machine, external access door to side plus internal access door to garage.

## UTILITY AREA

The rear of the garage has been partitioned to create a further utility area/storage access directly from the utility room. There is space for a tumble dryer and wall mounted gas central heating boiler.

## FIRST FLOOR

## LANDING

With cylinder cupboard and loft access hatch.

## BEDROOM 1

With fitted wardrobes and bay window to the front elevation.



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls, heated towel rail and window to front.



*BEDROOM 2*

With window to the rear elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls, heated towel rail and window to rear.



## BEDROOM 3

With window to the front elevation.



## BEDROOM 4

With fitted wardrobes and window to the rear elevation.



## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.  
Tiling to walls and floor, window to rear.



## OUTSIDE

To the front of the property lies a lawned garden with adjacent double width driveway leading up to the integral garage, which features an upgraded electric roller door. The rear garden is neatly lawned with patio area and planted borders, fully enclosed by perimeter fencing.



## 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.

## *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.

## *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.

