

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*2 The Lunds, Kirk Ella, East Yorkshire, HU10 7JJ*

- 📍 Detached Bungalow
- 📍 Move Straight In!
- 📍 Considerably Refitted
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 Stunning Kitchen
- 📍 Sought After Location
- 📍 Freehold/EPC = C

**£335,000**

## INTRODUCTION

Looking for a "ready to move straight into" bungalow in a sought after and convenient location - this is the one for you. Having undergone a recent refurbishment including the installation of a luxury kitchen, this true bungalow is ready for its next loving owner. The well proportioned accommodation is depicted on the attached floorplan and provides a great deal of versatility. Features include a large lounge/diner, breakfast kitchen with a host of integrated appliances, up to three bedrooms and a well equipped shower room. The accommodation also boasts gas fired central heating to radiators and uPVC framed double glazing. Outside excellent parking is available on a block set driveway to the front and side which leads onwards to the detached garage. There is a pleasant garden to the rear. There is no onward chain therefore an early completion should be possible.

## LOCATION

The Lunds is a much sought after residential area situated just off Mill Lane. 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

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway with storage cupboard and loft access.



## KITCHEN

Brand new, contemporary kitchen with extensive fitted units and worksurfaces and a range of integrated appliances including fridge-freezer, double oven, four ring induction hob with stylish extractor unit above, microwave, dishwasher, washing machine and a one-and-a-half sink & drainer. A breakfast peninsula sits beneath a window to the side elevation, with further window to front.



## LOUNGE/DINER

Feature fire surround with an electric fire and granite hearth, bow window to the front and two windows to the side elevation.



## BEDROOM 1

Window to rear, fitted wardrobe and drawers.



Original Room



AI Generated Possible Look

## BEDROOM 2

Sliding doors to the rear garden.



Original Room



AI Generated Possible Look



## BEDROOM 3

With fitted open wardrobes and window to the side elevation.



## SHOWER ROOM

With shower enclosure to corner, low-flush W.C., wash-hand basin and window to the side elevation.

## OUTSIDE

The rear garden features a paved patio, lawn and additional patio at the end of the garden. A driveway runs to the side of the property, leading to a large detached garage.



## REAR VIEW

## REAR PATIO

## HEATING

The property has the benefit of gas fired central heating via a recently installed combination boiler.

## 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 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.

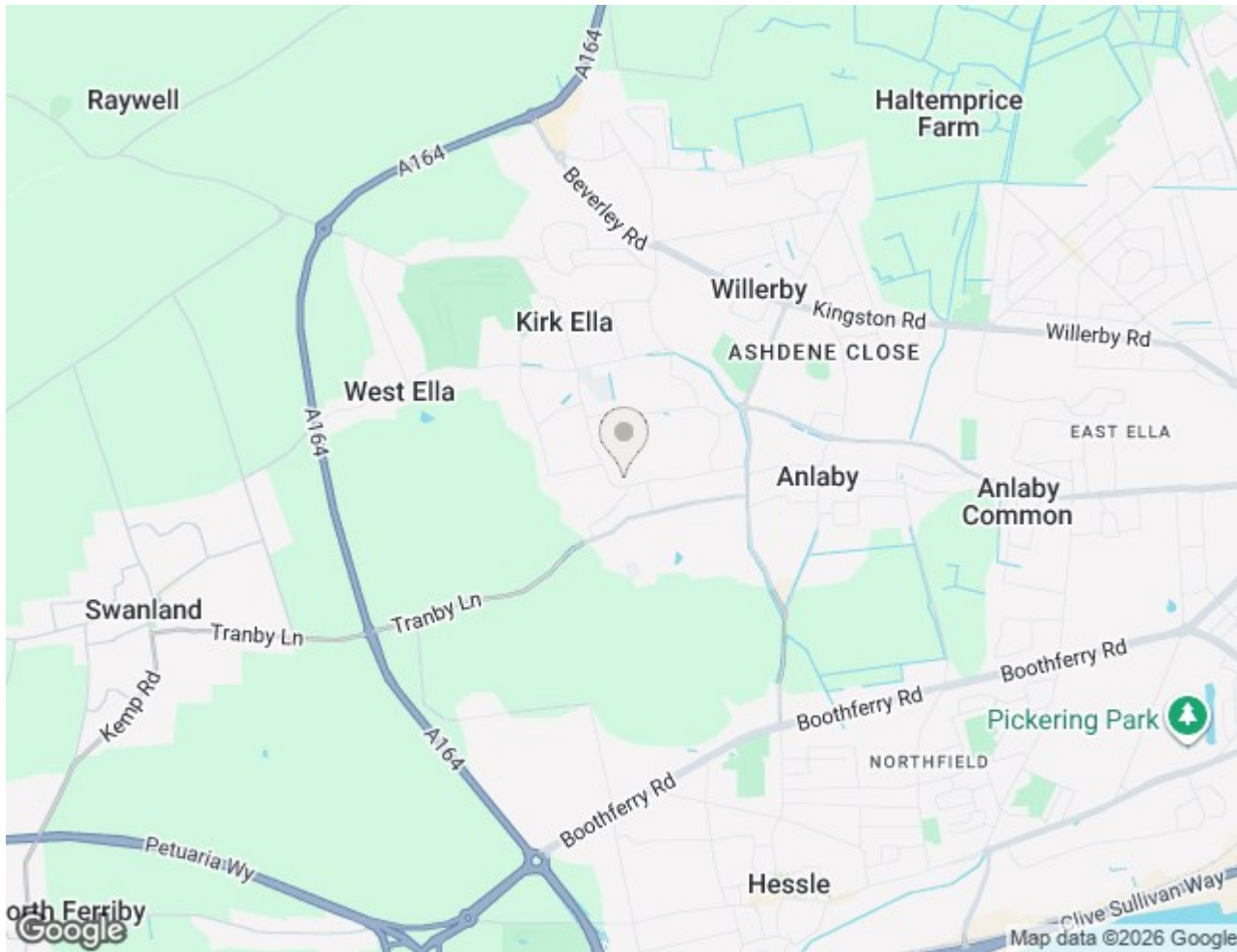
## PHOTOGRAPH DISCLAIMER

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>m</sup>  
946 ft<sup>2</sup>  
87.8 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>                            |                         | <b>83</b>                                                                         |
| (55-68) <b>D</b>                            | <b>70</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 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 2002/91/EC |  |