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**Limb**  
MOVING HOME



*9 Alexander Grove, Kirk Ella, East Yorkshire, HU10 7GH*

📍 Stunning Detached House

📍 Prime Plot Position

📍 4 Bedrooms

📍 Council Tax Band = E

📍 Amazing Living Kitchen

📍 Contemporary Landscaped Garden

📍 Double Garage

📍 Freehold/EPC = B

**£425,000**

## INTRODUCTION

This stunning detached house occupies a prime position within this modern development, having an open aspect to the front, no passing traffic, great parking and a double garage. Immaculately presented and with thousands of pounds of extras, this "stand out" home is complimented by a fabulous landscaped contemporary garden. The accommodation is depicted on the attached floorplan and briefly comprises an impressive hallway, cloaks/WC., lounge with striking media wall and the heart of the house is an amazing living kitchen with fitted units, large island and an extended bay with wall of bi fold doors. There is also a utility room. Originally built as a four bedroomed design, the current owners use the 4th bedroom as a fitted dressing room, however, undertake to return it to its original layout prior to completion (unless current configuration is preferred by a purchaser). Outside is a real feature with a garden to be enjoyed, entertain or relaxed in. It has been comprehensively landscaped for ease of maintenance with patio areas and artificial grass. In all, a gorgeous home of which early viewing is strongly recommended.



## LOCATION

Alexander Grove is part of the recent prestigious West Hill development by award winning builders Beal Homes. The development is situated off Beverley Road close to Willerby Shopping Park and a host of general amenities. The surrounding area provides extensive facilities and convenient access towards Beverley, Hull City Centre or the Humber Bridge and National motorway network. Schooling for all ages is available together with a variety of recreational facilities.

## ACCOMMODATION

Residential entrance door to:

### CENTRAL HALLWAY

An impressive hallway with a tiled floor extending throughout into the living kitchen. Wide staircase leads up to the first floor.



## CLOAKS/W.C.

With Villeroy & Boch concealed flush W.C., wash hand basin, attractive tiled surround and floor, heated towel rail.



## LIVING ROOM

A spacious living room with light flooding in through three windows including a deep bay window to the west elevation. There is a stunning fitted media wall with open display shelving, contemporary electric log effect gas fire and wall mounted TV points.



## LIVING KITCHEN

A fabulous room which has been extended with a deep bay window complete with a wall of bi fold doors opening fully back providing access out to the paved terrace. The upgraded kitchen has an extensive range of attractive shaker style units with contrasting worksurfaces and a grand island with quartz top and breakfast bar peninsular. Integrated appliances include twin Neff ovens, microwave, induction hob with extractor hood above, dishwasher, twin wine chillers, fridge freezer and there is a one and a half sink and drainer with mixer tap. A tiled floor extends throughout with recessed downlighters to ceiling.





### *UTILITY ROOM*

With fitted units, plumbing for automatic washing machine and space for dryer. Access to understairs cupboard and external access to rear.

### *FIRST FLOOR*

### *LANDING*

A spacious central landing with store/airing cupboard to corner. Window to rear.

## *BEDROOM 1*

A luxurious bedroom suite with fitted drawers and window which has a lovely view to the front across open green space. An opening leads through to the dressing room which was formally bedroom 4. The owners have undertaken to return to such if required by an incoming purchaser.



## *DRESSING ROOM/BED 4*

Fitted with open shelving and hanging facilities together with a dressing table and drawers. Window to front. Ex bed 4 which the owners will return to if preferred by an incoming purchaser.



## EN-SUITE SHOWER ROOM

A stylish and upgraded en-suite with Villeroy & Boch concealed flush W.C., wash hand basin with cabinet and inset toiletries cupboard with illuminated mirror, "walk in" shower area with both hand and rainhead shower system, glazed partition. Attractive tiling to walls and floor, heated towel rail.



## BEDROOM 2

With fitted wardrobes having sliding mirrored fronts, windows to both front and side elevation.



## BEDROOM 3

Fitted wardrobe with sliding mirrored fronts, windows to both side and rear elevations.



## BATHROOM

A stylish and upgraded bathroom with Villeroy & Boch concealed flush W.C., wash hand basin with cabinet, bath with mixer tap/shower attachment and glazed screen, contemporary tiled surround and floor, heated towel rail.



## OUTSIDE

The property occupies a prime plot providing excellent parking to the front in addition to the detached double garage. The rear garden has been significantly landscaped in a contemporary style combining paved and composite decking patio areas together with artificial lawn and privacy planting.





## GARAGE



## VIEW TO FRONT



## HEATING

The property has the benefit of gas fired central heating to radiators.

## 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 E. 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*

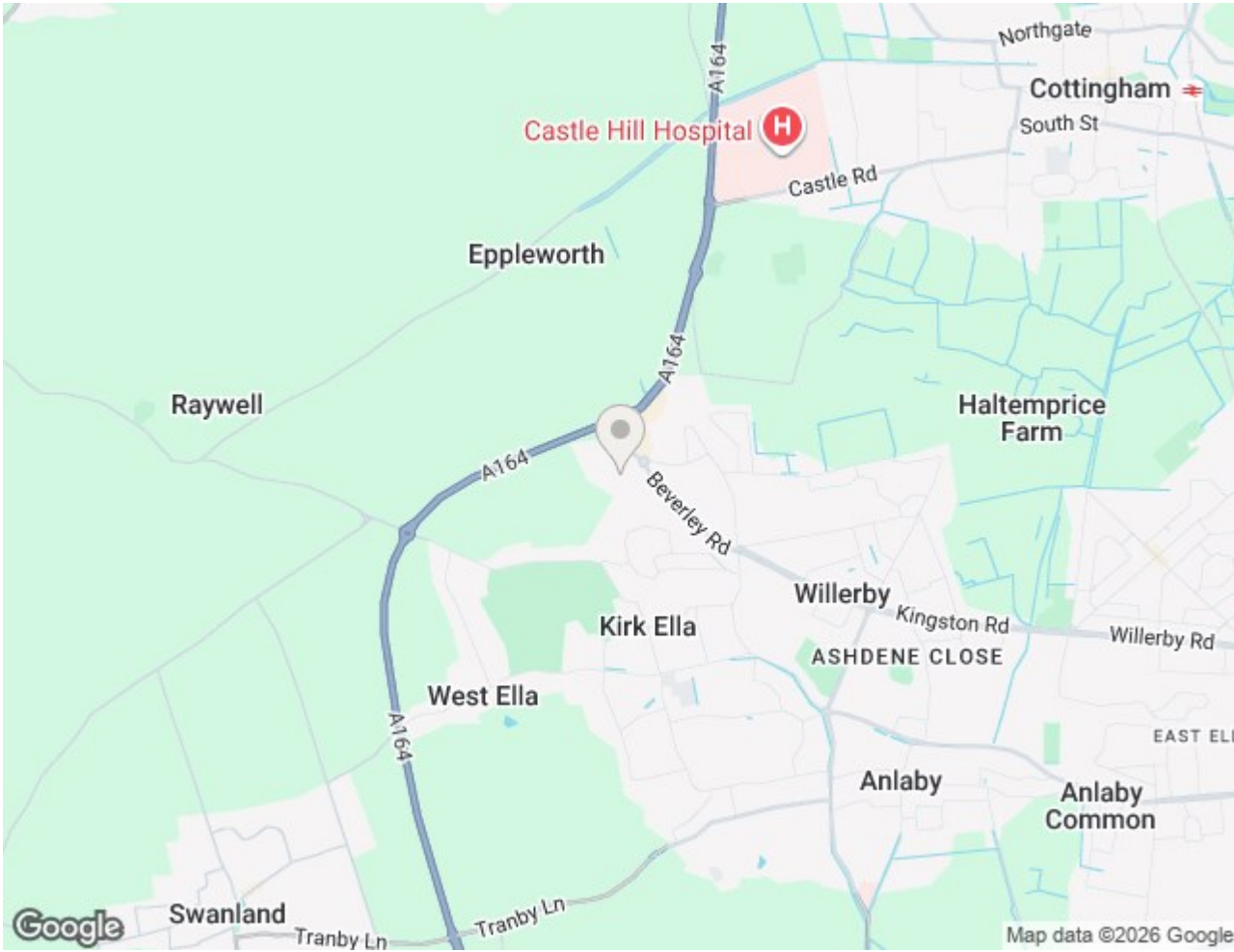
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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>  
566 ft<sup>2</sup>  
52.5 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.

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