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Limb
MOVING HOME



9 Hellyer Rise, Kirk Ella, East Yorkshire, HU10 7GJ

- 📍 Nearly New Beal Home
- 📍 Upgraded Dining Kitchen
- 📍 Stylish Bathrooms
- 📍 Council Tax Band = E
- 📍 Corner Plot
- 📍 Driveway for 4+ Cars
- 📍 Large Rear Garden
- 📍 Freehold / EPC = B

£399,950

INTRODUCTION

Built just over two years ago by the reputable Beal Homes, this impressive four-bedroom detached residence offers a rare combination of contemporary style and enhanced space. Occupying a larger-than-average corner plot, the property was thoughtfully modified from new to include a versatile ground-floor sitting room/snug.

The heart of the home is the dining kitchen, featuring upgraded heat-resistant worktops and Neff appliances, complemented by a practical utility room. The ground floor also provides a spacious lounge and a cloaks/W.C. At first floor level, the principal bedroom suite features a dressing area and an en-suite with "on-trend" black fittings. Three further well-proportioned bedrooms are served by the family bathroom, which also enjoys upgraded black accessories.



LOCATION

Hellyer Rise 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 and supermarkets including Waitrose, Aldi, Lidl and Iceland. Anlaby Retail Park also lies within striking distance. Good schooling for all ages is available and Haltemprice Community & Sports Centre lies nearby. Immediate access is available to Hull City Centre, Beverley, Cottingham, The Humber Bridge approach road and the A63/M62 motorway network. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

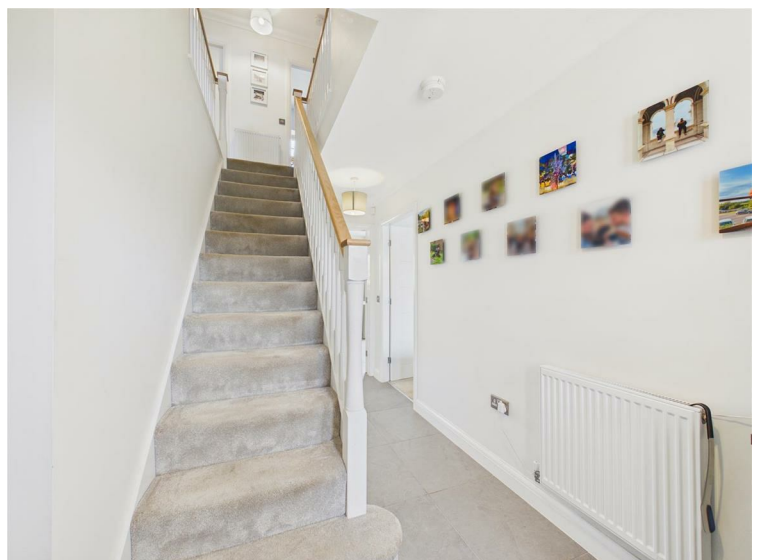
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With tiled floor and stairs leading up to the first floor with cupboard under.



SITTING ROOM/SNUG

With window to side elevation. Originally designed as a garage, this versatile room was converted from new by Beal Homes to provide additional living space.



LOUNGE

With bay window to the front elevation.



DINING KITCHEN

Having a range of dual tone units with upgraded heat resistant worktops incorporating a one and a half bowl sink and drainer with mixer tap and breakfast bar. NEFF integrated appliances include an oven with slide and hide door, induction hob with filter hood above, dishwasher and fridge/freezer. From the dining area, bi-folding doors lead out to the rear garden.



KITCHEN AREA





DINING AREA



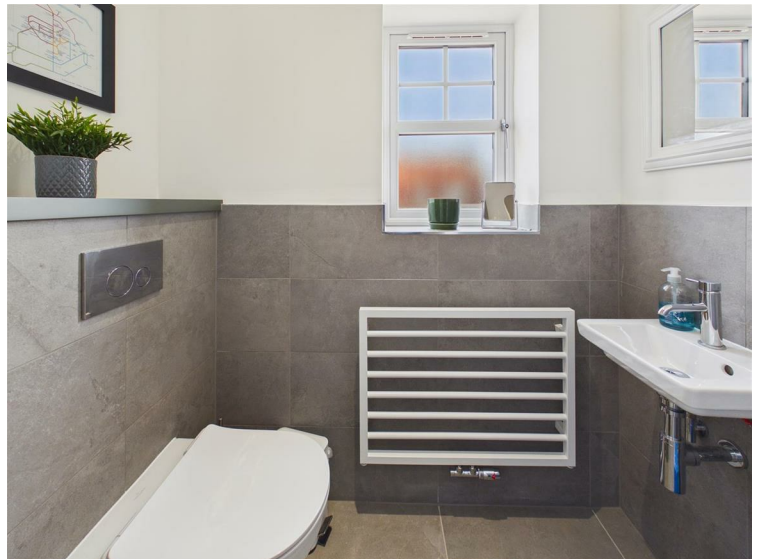
UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer, cupboard housing the wall mounted gas central heating boiler, tiled floor and external access door to side.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Heated towel rail, part tiling to walls, tiled floor and window to rear.



FIRST FLOOR

LANDING

With large storage cupboard and loft access hatch.

BEDROOM 1

Spacious room with dressing area and window to the front elevation.



WARDROBE AREA



EN-SUITE SHOWER ROOM

A stylish suite with upgraded fittings including black accessories. There is a walk in shower, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to side.



BEDROOM 2

Window to the rear elevation.



BEDROOM 3

Window to the front elevation.



BEDROOM 4

Window to the rear elevation.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Stylish black accessories including taps and shower head. Part tiling to walls, tiled floor, heated towel rail and window to rear.



OUTSIDE

The property occupies a larger than average corner plot, featuring a spacious block-paved driveway to the front with parking for at least four vehicles, flanked by a well-tended lawn. The garage door provides access to a useful store.

To the rear, the garden is thoughtfully designed across two levels. An extensive patio area directly adjoins the house, providing an ideal space for outdoor entertaining, with steps leading down to a further lawned garden beyond. Additionally, a gravelled area to the side offers a practical space for bin storage and further outdoor requirements.



REAR VIEW



MATERIAL INFORMATION

The property is approached by a driveway that is owned by the property. The use and cost of maintenance of the driveway is shared with the two neighbouring properties. More information is available upon request.

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 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.

