

West Hill III

KIRK ELLA

BEAL HOMES
Designed by you



Your New Chapter Awaits

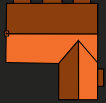

















West Hill II sits within the highly sought-after village of Kirk Ella, steeped in history and offering both popular amenities and stunning countryside close at hand.

Within the western outskirts of Hull, West Hill II comprises a collection of 3, 4 and 5 bedroom homes. Now boasting some of the region's finest schools and facilities, Kirk Ella has evolved from a small farming village to a prosperous suburb, retaining the same tranquillity and character that made it so well-loved.

Embrace a perfect balance of picturesque home-life and contemporary living, with every modern-day amenity you could possibly wish for, just around the corner.

West Hill II

KIRK ELLA

Legacy Range		Runswick 5 Bedroom Home		Butterwick 3 Bedroom Home	Aspire Range
		Canterbury 4 Bedroom Home		Hackness 3 Bedroom Home	
		Canterbury V2 4 Bedroom Home		Levisham 3 Bedroom Home	
		Haxby 4 Bedroom Home		Dalby 3 Bedroom Home	
		Haxby V2 4 Bedroom Home		Roxby 3 Bedroom Home	First Step Range
		Swainby 4 Bedroom Home		Dalton 3 Bedroom Home	
		Hilton 4 Bedroom Home		Dalton V1 3 Bedroom Home	
		Thornton V2 4 Bedroom Home		Rented Affordable Home	Affordable Homes
		Theakston 4 Bedroom Home		Shared Ownership Affordable Home	



BEAL HOMES
Designed by you

As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot) (plots 138–188)	•	•	•
Waste water heat recovery (plots 138–188)	•	•	•
Safety & Security			
Hi–security multi–point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Smoke & carbon monoxide alarm	•	•	•
Security alarm		•	•
Security locks to windows (where applicable)	•	•	•
Kitchen			
Laminate worktops	•	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•	
Smeg oven / 60cm induction hob / 90 cm extractor			•
Tectonite sink	•	•	•
Integrated Smeg fridge with ice box		•	
Smeg 70/30 frost free fridge freezer			•
Neff integrated dishwasher			•
Electrical			
Chrome downlights (where applicable)		•	•
White downlights (where applicable)	•		
Brushed chrome switches & sockets			•
External weatherproof double socket	•	•	•
Plumbing & Heating			
Dual–zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Canterbury & Runswick)	•	•	•
Wood burning stove with oak beam and slate hearth (Runswick & Canterbury only)			
White towel rails to washrooms		•	•
Thermostatically controlled shower over bath (where applicable)	•	•	•
Villeroy & Boch sanitary ware		•	•
External tap	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en–suites)	•	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•	•
General			
Carpet flooring	•	•	•
Laminate flooring to kitchen / dining	•	•	•
Floor tiling to washrooms	•	•	•
Electric sockets and light(s) in garage (where applicable)	•	•	•
Bi–fold doors	•	•	•
Turfed & landscaped front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak Handrail and white painted spindles to staircase			•
White Handrail and white painted spindles to staircase	•	•	
Painted garage walls & floors (where applicable)		•	•
Roller style garage doors (where applicable)		•	•

West Hill II
KIRK ELLA

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CODE FOR
HOME BUILDERS

www.consumercode.co.uk



HBF Home
Builders
Federation



Customer Satisfaction 2025

NHBC

Pride in
the Job
Awards 2024



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BEAL HOMES
Designed by you

The Runswick



Legacy Range



Ground Floor


Kitchen/Diner	5.48m x 3.71m	17' 11" x 12' 2"
Lounge	6.73m x 3.84m	22' 1" x 12' 7"
Study	3.22m x 2.56m	10' 7" x 8' 5"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.

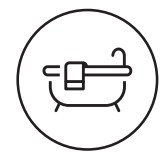


First Floor


Bedroom 1	3.64 x 3.71m	11' 11" x 12' 2"
Bedroom 2	3.08m x 3.96m	10' 2" x 12' 11"
Bedroom 3	2.90m x 3.64m	9' 6" x 11' 11"
Bedroom 4	2.57m x 3.31m	8' 5" x 10' 10"
Bedroom 5	2.25m x 2.55	7' 5" x 8' 5"




5 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



2 Sets of Bi-fold Doors



Utility Room



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The Canterbury

Legacy Range



Ground Floor

Kitchen/Dining	7.04m x 3.80m	23' 1" x 12' 5"
Living	3.71m x 5.51m	12' 2" x 18'
Study	2.25m x 2.81m	7' 4" x 9' 2"


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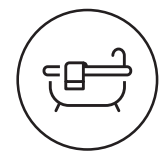
- Suggested Wardrobe Location

First Floor


Bedroom 1	5.03m x 4.46m	16' 6" x 14' 7"
Bedroom 2	3.70m x 3.32m	12' 1" x 10' 11"
Bedroom 3	3.71m x 3.05m	12' 2" x 10'
Bedroom 4	2.27m x 3.76m	7' 5" x 12' 4"




4 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Double Garage



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The Swainby

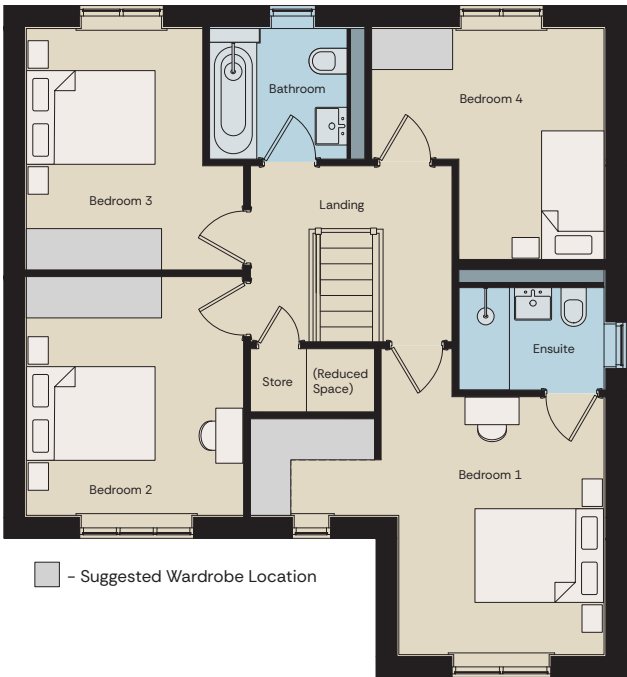
Legacy Range



Ground Floor


Kitchen/Dining	6.53m x 2.81m	21' 9" x 9' 3"
Lounge	3.21m x 4.76m	10' 6" x 15' 7"

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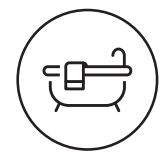


First Floor


Bedroom 1	5.23m x 4.45m	17' 2" x 14' 7"
Bedroom 2	3.21m x 3.47m	10' 6" x 11' 5"
Bedroom 3	3.51m x 3.21m	11' 6" x 10' 6"
Bedroom 4	3.36m x 3.44m	11' 1" x 11' 3"




4 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Integral Garage



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The Haxby



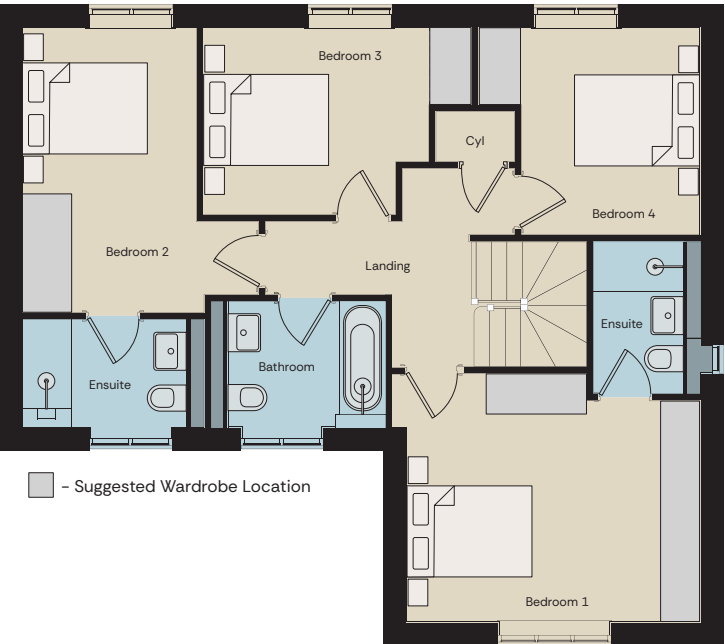
Legacy Range



Ground Floor


Kitchen/Dining	6.72m x 3.10m	22' x 10' 2"
Living	4.38m x 4.37m	14' 4" x 14' 4"

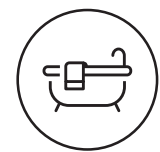
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First Floor


Bedroom 1	4.60m x 3.70m	15' 1" x 12' 1"
Bedroom 2	3.53m x 4.26m	11' 6" x 13' 11"
Bedroom 3	3.93m x 2.8m	12' 10" x 9' 2"
Bedroom 4	3.28m x 3.10m	10' 9" x 10' 2"



4 Bedrooms


3 Bathrooms


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Bespoke Design Service


Bi-fold Doors


Integral Garage



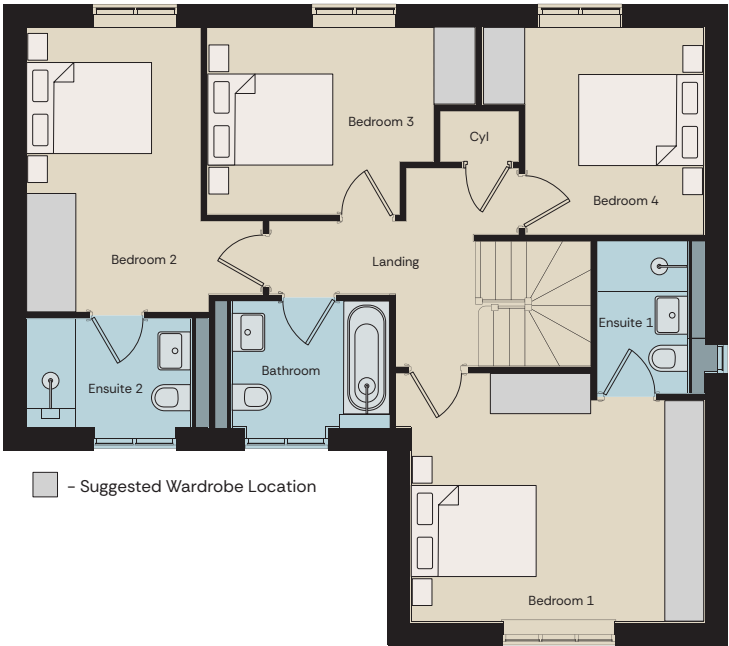
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The Haxby

with garage conversion



Legacy Range




Ground Floor

Kitchen/Dining	6.72m x 3.10m	22' x 10' 2"
Living	4.38m x 4.37m	14' 4" x 14' 4"
Family Room	3m x 3.72m	9' 10" x 12' 2"

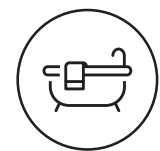
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First Floor


Bedroom 1	4.60m x 3.70m	15' 1" x 12' 1"
Bedroom 2	3.53m x 4.26m	11' 6" x 13' 11"
Bedroom 3	3.93m x 2.8m	12' 10" x 9' 2"
Bedroom 4	3.28m x 3.10m	10' 9" x 10' 2"




4 Bedrooms




3 Bathrooms




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Bespoke Design Service



Bi-fold Doors



Converted Garage

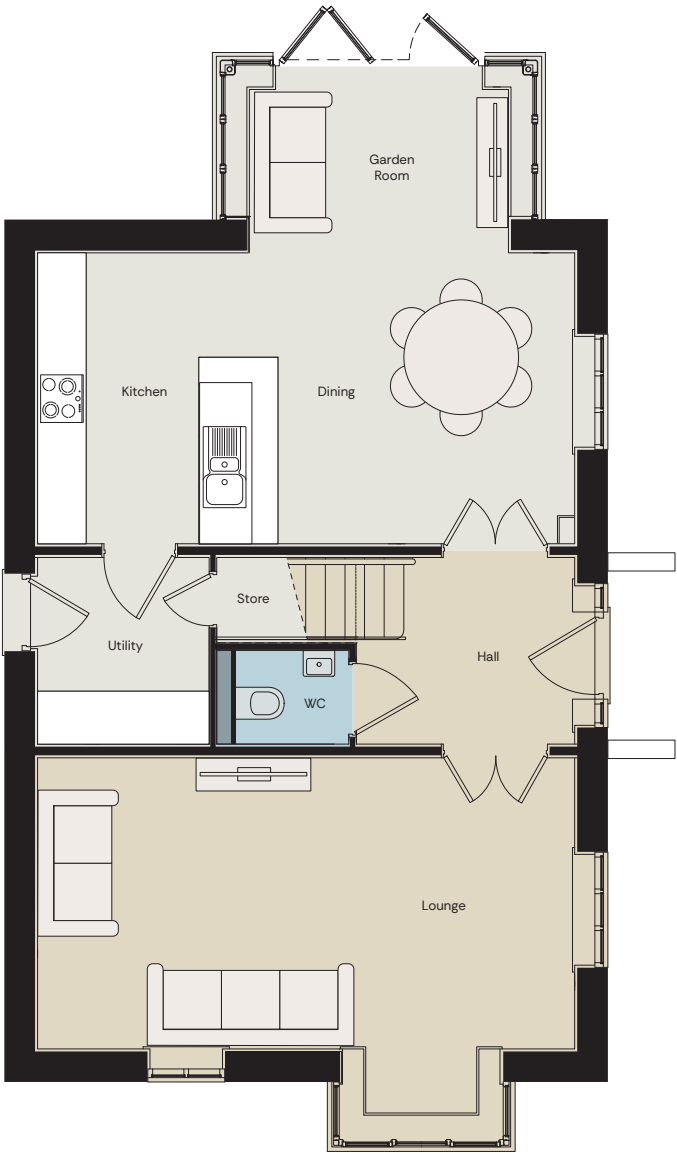


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The Theakston



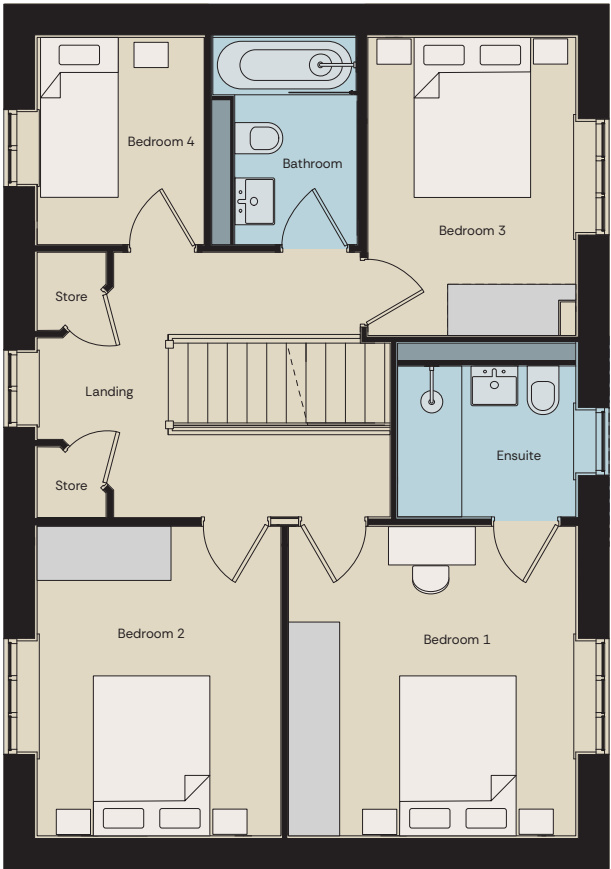
Legacy Range



Ground Floor

Lounge	4.19m x 6.30m	13' 8" x 20' 8"
Kitchen/Dining	3.41m x 6.30m	11' 2" x 20' 8"
Garden Room	1.88m x 3.15m	6' 2" x 10' 4"


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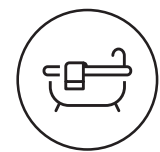
■ - Suggested Wardrobe Location

First Floor


Bedroom 1	3.59m x 3.36m	11' 9" x 11'
Bedroom 2	3.61m x 2.84m	11' 10" x 9' 3"
Bedroom 3	3.48m x 2.43m	11' 5" x 7' 11"
Bedroom 4	2.40m x 1.95m	7' 10" x 6' 4"




4 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Utility Room



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Want to
Know More?

Call us on 07496 396 309
or email westhillii@beal-homes.co.uk

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Hull, East Riding of Yorkshire, HU10 6DW

Open Thursday to Monday, 10am – 5pm

BEAL HOMES
Designed by you