

West Hill II

KIRK ELLA



BEAL HOMES

Designed by you

Your New Chapter Awaits



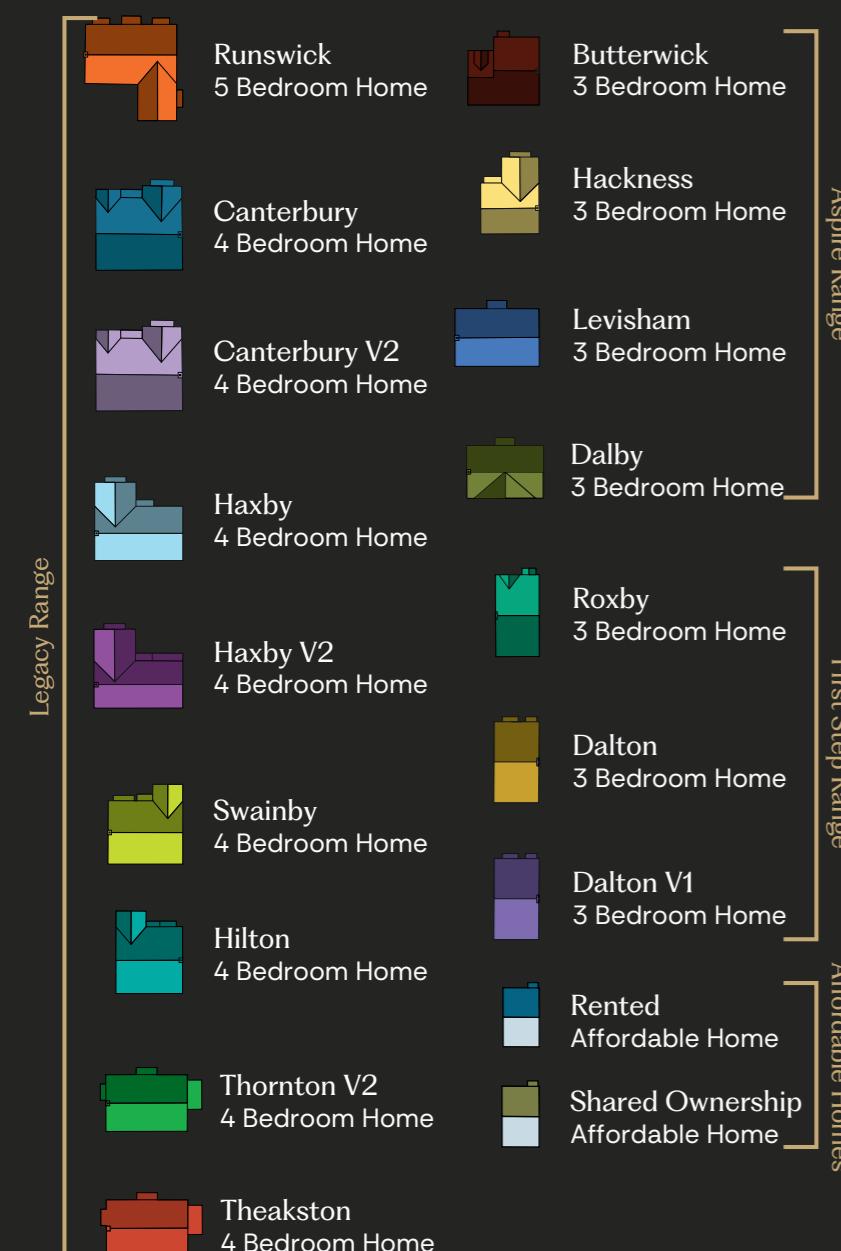
West Hill II sits within the highly sought-after village of Kirk Ella, steeped in history and offering both popular amenities and stunning countryside close at hand.

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.

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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:

	First Step Range	Aspire Range	Legacy Range
Technology			
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)		•	•

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, and shown as a two-dimensional drawing which therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract, or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/WH/2025_V1

West Hill II
KIRK ELLA

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

HBF Home
Builders
Federation
★★★★★
Customer Satisfaction 2025

NHBC
Pride in
the Job
Awards 2024

Trustpilot
★★★★★

BEAL HOMES
Designed by you

The Runswick

Legacy Range



Ground Floor

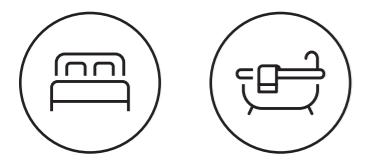
Kitchen/Diner	5.48m x 3.71m	17' 11" x 12' 2"
Lounge	6.73m x 3.84m	22' 1" x 12' 7"
Study	3.22m x 2.56m	10' 7" x 8' 5"

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

The Canterbury

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



Double
Garage



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"

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	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"

■ - Suggested Wardrobe Location

The Swainby

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



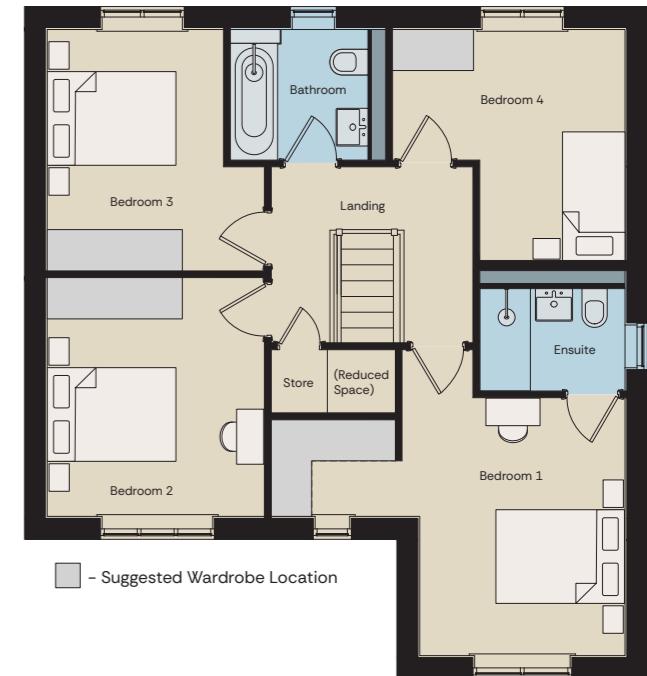
Integral
Garage



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"

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	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"



The Haxby

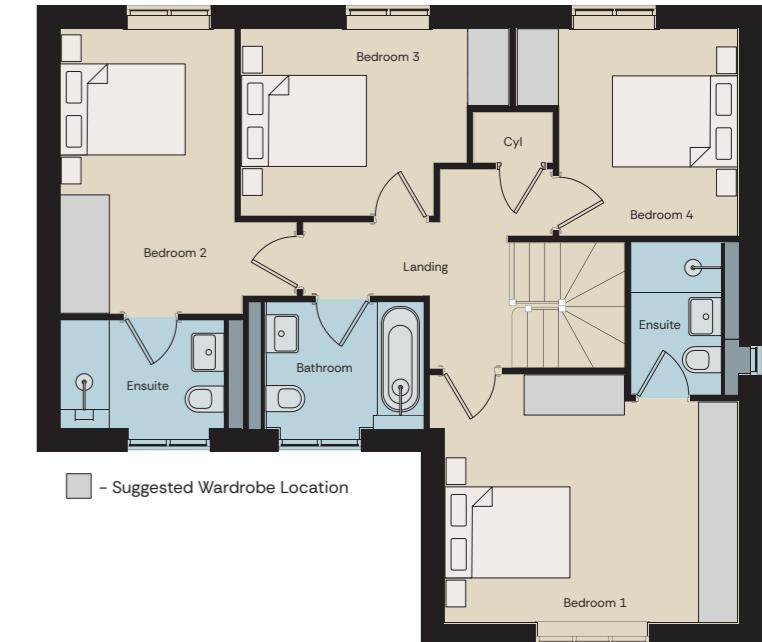
Legacy Range



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



EPC*



EPC*



Bespoke Design Service



Bi-fold Doors



Integra
Garage

The Haxby

with garage conversion



4 Bedrooms



3 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



Converted
Garage

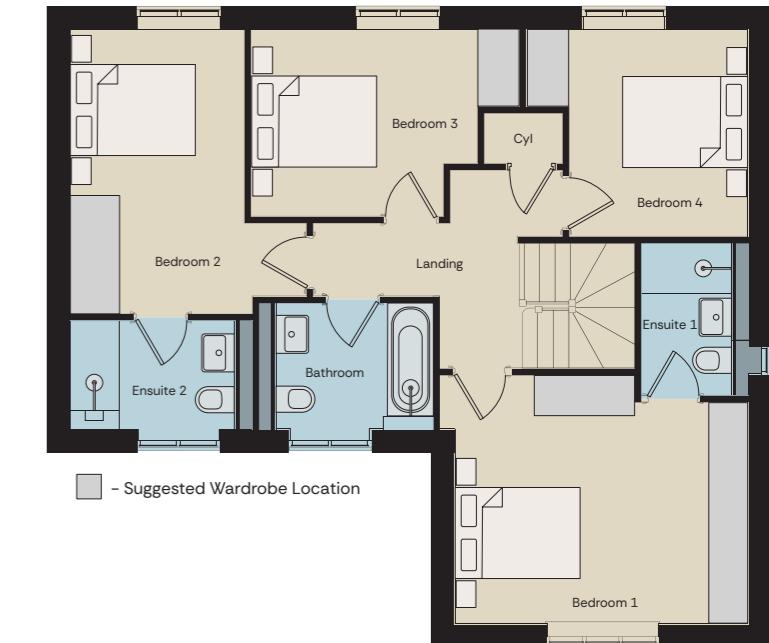
Legacy Range



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"

The Theakston



4 Bedrooms

2 Bathrooms

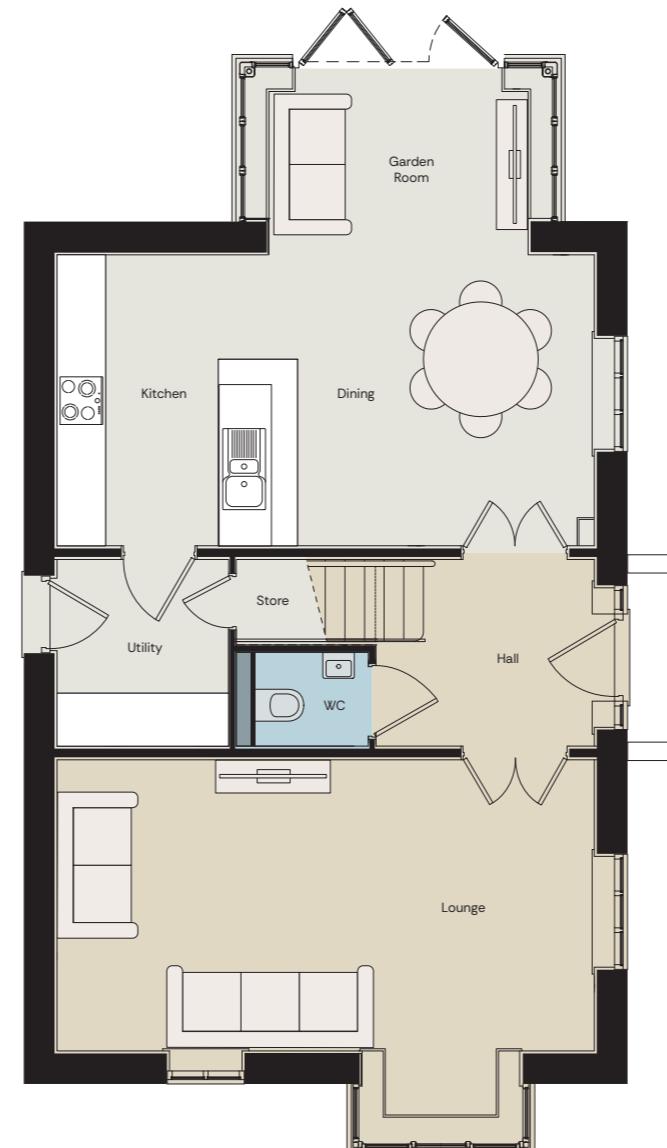
EPC*

Bespoke
Design
Service

Bi-fold
Doors

Utility
Room

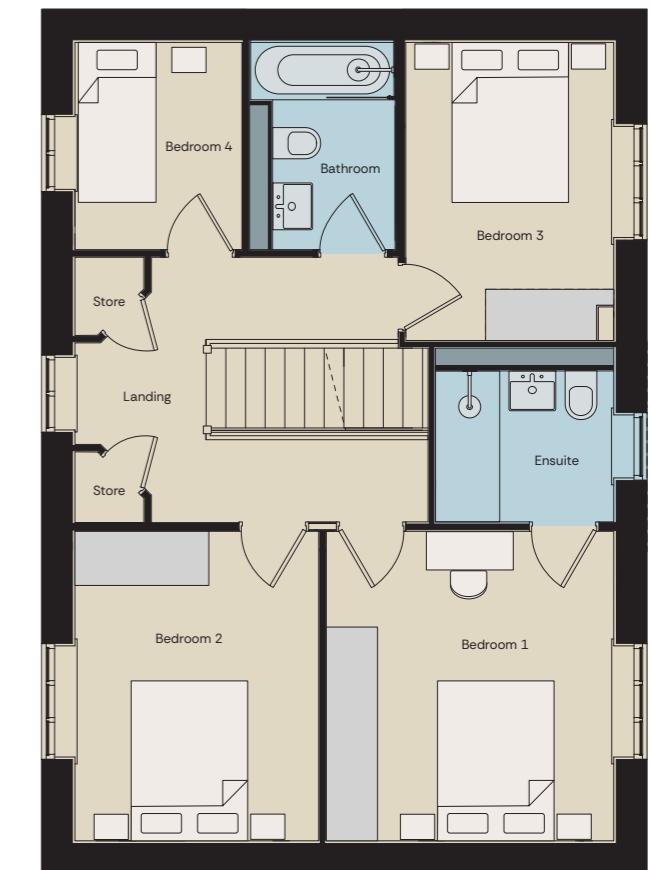
Legacy Range



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"

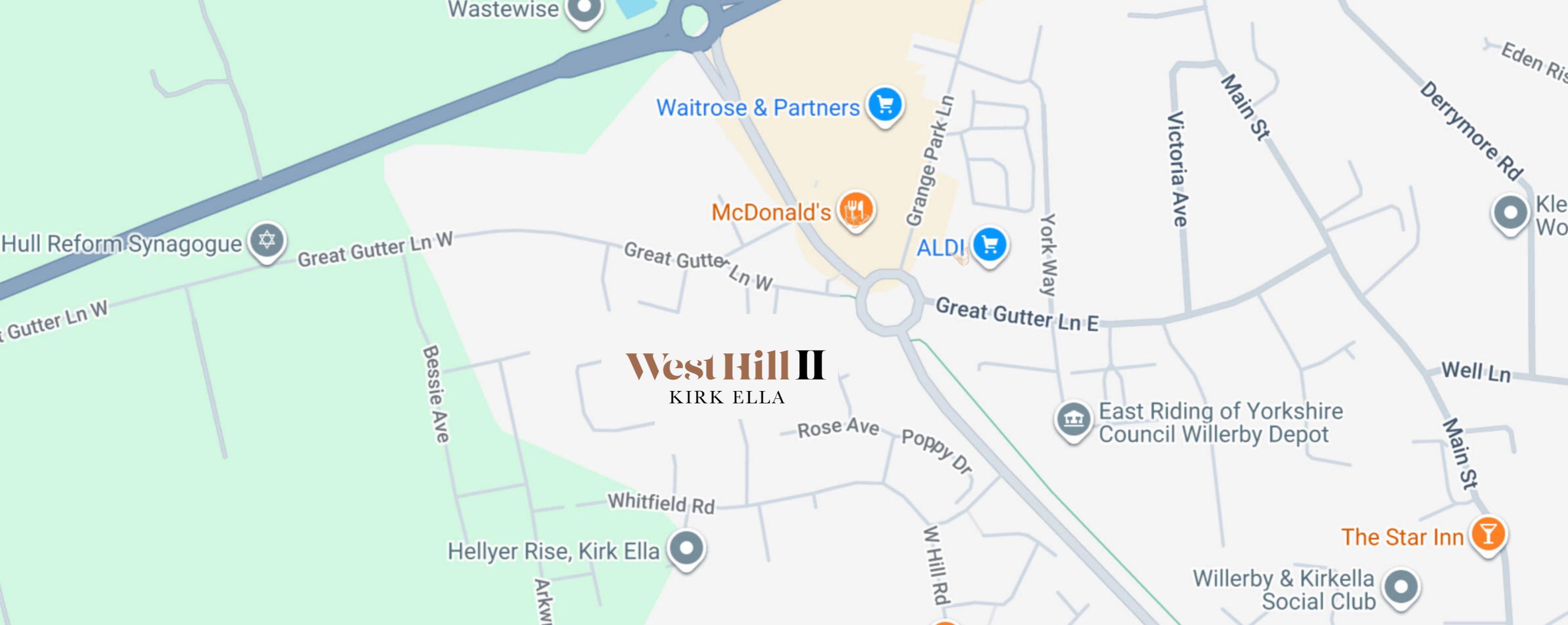
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First Floor

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"

■ - Suggested Wardrobe Location



Want to
Know More?

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

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Open Thursday to Monday, 10am - 5pm

BEAL HOMES
Designed by you