



**The Vale, Hull, HU10 7PR**  
Offers Over £290,000





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Platinum Collection

## The Vale, Hull, HU10 7PR

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Nestled in the charming West village of Kirk Ella, this extended semi-detached house offers a delightful blend of comfort and modern living. With a superb location, it is perfect for families seeking a peaceful yet vibrant community.

The heart of the home is undoubtedly the impressive living/dining kitchen, which is designed to be both functional and inviting. This area is perfect for family gatherings or casual dining, making it a wonderful space to create lasting memories. The house features three generously sized bedrooms, ensuring that everyone has their own personal retreat. The four-piece bathroom suite is well-appointed, offering both style and convenience.

Outside, the property is complemented by well-maintained gardens at both the front and rear, providing a lovely outdoor space and additional parking. Additionally, the driveway and garage offer practical solutions for parking and storage.

This semi-detached house in Kirk Ella is a fantastic opportunity for those looking to settle in a desirable area, combining modern amenities with a welcoming community atmosphere. Don't miss the chance to make this lovely property your new home.



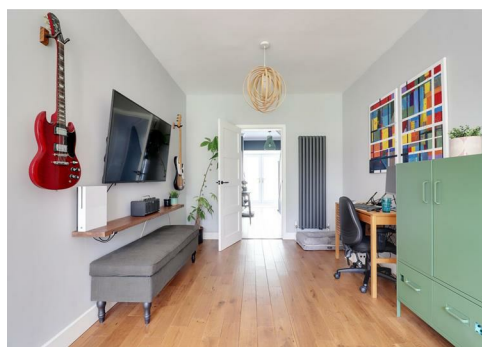


# The Vale, Hull, HU10 7PR

## Key Features

- Superb Location In Kirk Ella
- A Fabulous, Extended Semi Detached Family Home
- Large welcoming Hall, Through Lounge with Dining Area,
- Large Extended Living/Dining Kitchen
- Three Good Sized Bedrooms, 4 Piece Bathroom Suite
- Gardens Front & Rear Driveway And Garage
- Early Viewing is Essential
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## KIRK ELLA

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed french doors, wood flooring and stairs to the first floor with understairs cupboard.

### LOUNGE/DINING AREA

23'11 x 13'7 narrowing to 11'1 (7.29m x 4.14m narrowing to 3.38m)

with two double glazed windows to the front and side elevation

### LIVING/DINING KITCHEN

23'7 x 9'1 widening to 19'8 (7.19m x 2.77m widening to 5.99m)

with a range of base units, wood work surfaces, sink unit, gas cooker point, pan drawers, built in washing machine and dish washer, extractor hood, larder units, double glazed window to the rear elevation and bi-folding doors out onto the decking area.

## FIRST FLOOR

### BEDROOM 1

13'10 x 11' (4.22m x 3.35m)

with double glazed window to the front elevation.

### BEDROOM 2

8'11 x 11' (2.72m x 3.35m)

with double glazed window to the rear elevation.

### BEDROOM 3

10'5 max measurement x 9'3 (3.18m max

measurement x 2.82m)

with double glazed window to the front elevation.

### BATHROOM

8'9 max measurement x 9'3 (2.67m max

measurement x 2.82m)

with a four piece white suite, comprising panelled bath, walk in shower, wash hand basin, with vanity unit beneath, w.c., splash back tiling and two double glazed windows to the rear elevation

## OUTSIDE

Outside to the front of the property is a concreted garden area offering additional parking to the driveway which leads to a garage. To the rear is a superb sized mainly laid to lawn garden with decking and seating area, with fencing and brick walling forming boundary and gate.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole

agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham &

Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

We understand that the property is Freehold.

### AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



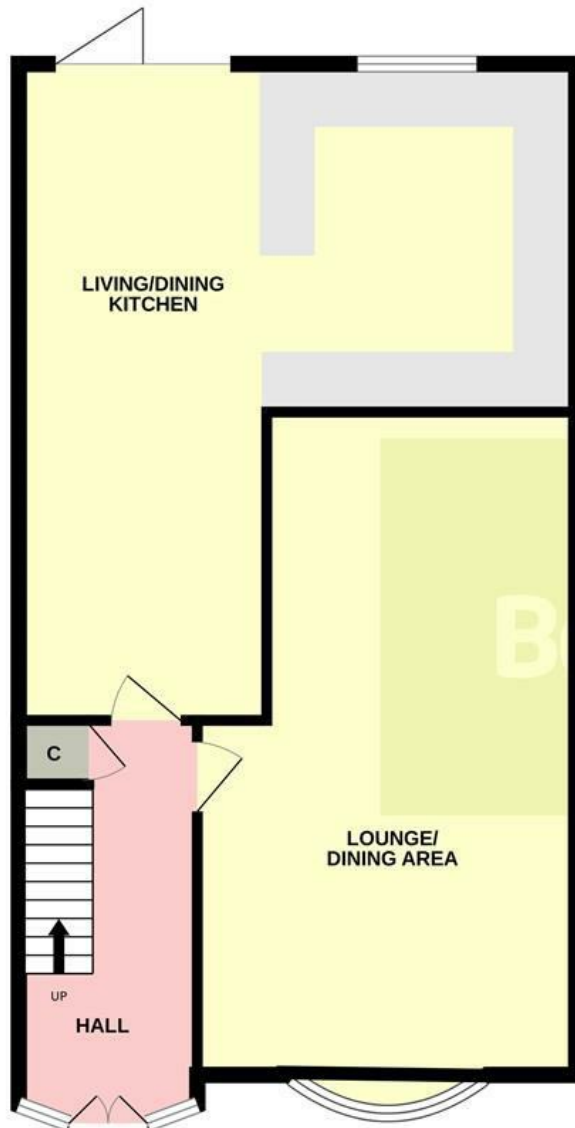




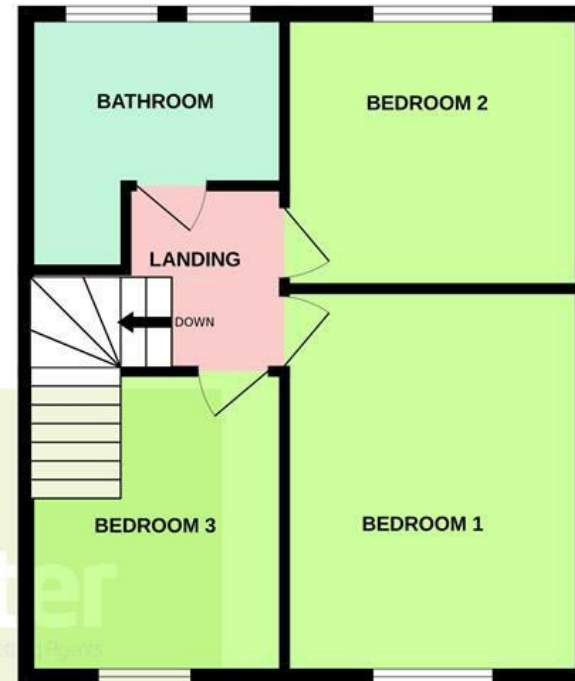




GROUND FLOOR



1ST FLOOR











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