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**Limb**  
MOVING HOME



*19 Drydales, Kirk Ella, East Yorkshire, HU10 7JU*

📍 Bay Front Semi Detached

📍 3 Beds/1 Bath

📍 Cul-de-sac Position

📍 Council Tax Band = C

📍 Corner Plot

📍 Double Garage

📍 Viewing Recommended!

📍 Freehold/EPC = D

**£265,000**

## INTRODUCTION

Situated within this popular residential cul-de-sac is this bay fronted semi-detached house occupying a good sized plot with driveway and large garage. The accommodation has gas central heating, uPVC double glazing and briefly comprises an entrance hallway, lounge, dining room, kitchen and conservatory. Upon the first floor are two double bedrooms with fitted wardrobes, a single bedroom plus bathroom and separate W.C.

A particular feature of this property is the large rear garden which is beautifully tended with extensive lawn and attractive mature borders.

## LOCATION

Drydales is situated off Kerry Pit Way Kirk Ella. The surrounding area has a main bus route and includes an excellent range of amenities with nearby shopping parades, retail parks and local supermarkets. Haltemprice Sports Centre is easily accessible and the well reputed St Andrews Primary School is situated opposite. Convenient access is available to Hull, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential doors to:

### PORCH

With access door to:

### ENTRANCE HALLWAY

A staircase leads up to the first floor.

### LOUNGE

13'7" x 12'10" approx (4.14m x 3.91m approx)

With brick fireplace housing a living flame gas fire. Bay window to the front, sliding doors to the dining room.



## DINING ROOM

10'3" x 10'0" approx (3.12m x 3.05m approx)  
Window to rear.



## KITCHEN

11'10" x 9'1" approx (3.61m x 2.77m approx)  
With fitted units, laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, tiled splashbacks, oven, four ring gas hob with filter above, large pantry cupboard. Window to rear.



## CONSERVATORY

8'7" x 6'1" approx (2.62m x 1.85m approx)  
With doors to the rear garden.

## FIRST FLOOR

## LANDING

With loft access hatch.

## BEDROOM 1

11'11" x 11'3" approx (3.63m x 3.43m approx)  
With fitted wardrobes and bay window to front.



## BEDROOM 2

11'10" x 10'1" approx (3.61m x 3.07m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

8'7" x 8'2" approx (2.62m x 2.49m approx)  
Window to front.



## BATHROOM

With suite comprising a bath with shower over and wash hand basin. Airing cupboard with gas central heating boiler. Window to rear.



## W.C.

With low flush W.C. and window to rear.

## OUTSIDE

A driveway extends to the front and side and leads up to the detached double garage. The large rear garden is mainly lawned and beautifully tended with attractive shrubbery to the borders.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

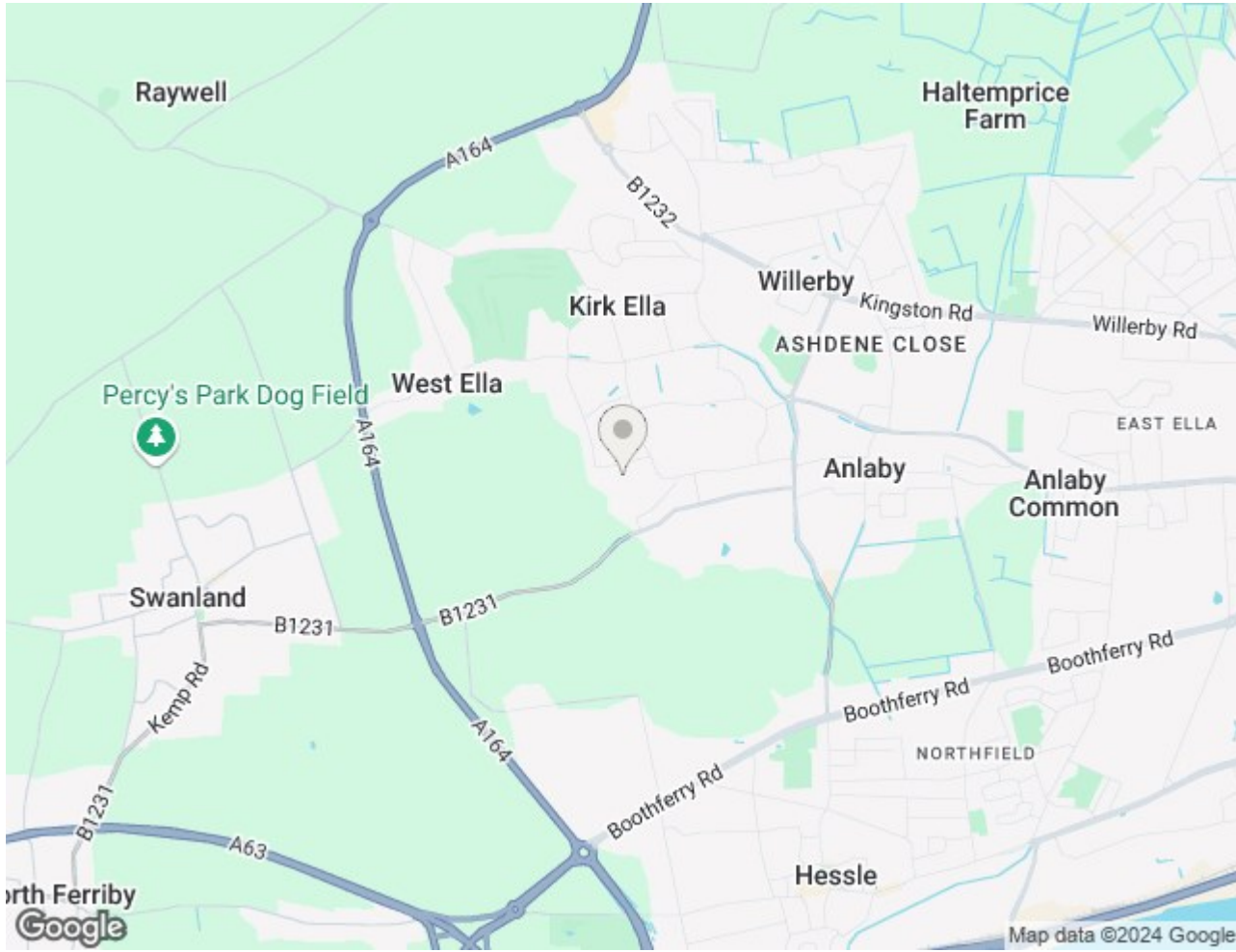
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.



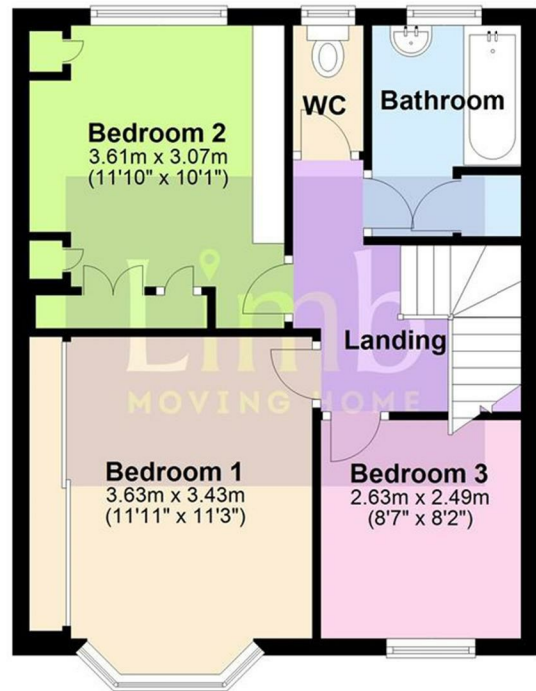
## Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 sq. feet)



