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**Limb**  
MOVING HOME



*44 The Vale, Kirk Ella, East Yorkshire, HU10 7PS*

- 📍 Semi-Detached House
- 📍 Three Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = C
- 📍 Three Reception Rooms
- 📍 Lovely Rear Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

**£295,000**



## INTRODUCTION

Situated along this popular street scene and set back from the road is this immaculately presented semi-detached house. The property offers an excellent range of accommodation ideal for family occupation. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., sitting room, through lounge/diner, conservatory and modern kitchen. Upon the first floor is a spacious landing with a series of three double bedrooms leading off. Two bedrooms have fitted wardrobes and there is an en-suite shower room plus recently fitted family bathroom.

A lawned garden extends to the front and the driveway provides excellent parking. To the rear is a lovely lawned garden with patio area plus a further raised patio area with summerhouse.



## LOCATION

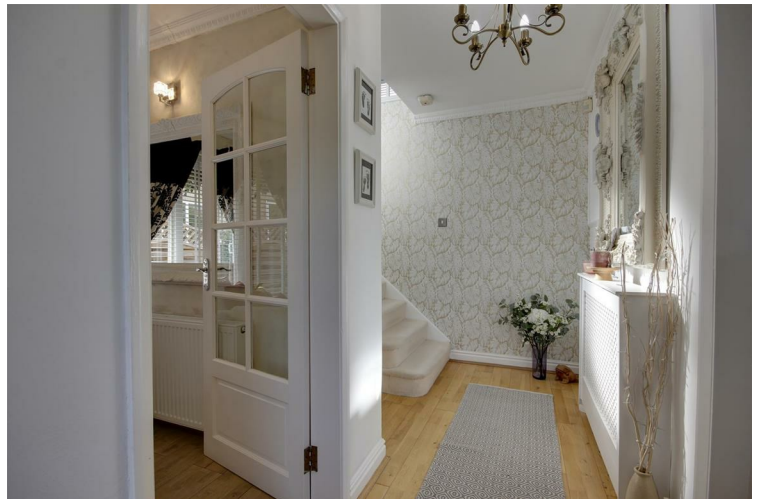
The Vale is a highly regarded residential area which runs directly off Mill Lane and Valley Drive. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly-refurbished Haltemprice Sports Centre. St Andrews primary school can be found a short walk away and Wolfreton secondary school is situated in neighbouring Willerby. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With oak flooring and staircase leading up to the first floor.



### CLOAKS/W.C.

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

## SITTING ROOM

16'9" x 7'7" approx (5.11m x 2.31m approx)  
With oak flooring and patio doors to the side. Bow window to front.



## LOUNGE/DINER

21'1" x 12'4" approx (6.43m x 3.76m approx)  
With feature fire surround with marble hearth and backplate housing a living flame gas fire. Bay window to front and patio doors leading through to the conservatory.



## LOUNGE AREA





## DINING AREA



## CONSERVATORY

12'0" x 11'4" approx (3.66m x 3.45m approx)  
With tiled floor and door leading out to the garden.



## KITCHEN

12'0" x 8'4" approx (3.66m x 2.54m approx)  
Fitted with a range of modern base and wall units with contrasting worksurfaces, ceramic one and a half bowl sink and drainer with mixer tap, oven and hob with filter hood above, tiled floor, space for fridge/freezer, plumbing for a washing machine and dishwasher. Window to rear and external access door to side.



## FIRST FLOOR

## LANDING

with window to side.



## BEDROOM 1

14'7" x 10'8" approx (4.45m x 3.25m approx)  
Measurements into fitted wardrobes with mirrored sliding doors.  
Window to front.



## BEDROOM 2

12'6" x 10'3" approx (3.81m x 3.12m approx)  
With window to rear.





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor and walls.

## BEDROOM 3

9'11" x 8'5" approx (3.02m x 2.57m approx)  
Measurements up to fitted wardrobes. Window to side.



## BATHROOM

With recently fitted contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, windows to rear.



## OUTSIDE

A lawned garden extends to the front and the extensive block paved driveway provides excellent parking. To the rear is a lovely lawned garden with patio area plus a further raised patio area with summerhouse.



## REAR VIEW



## 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.

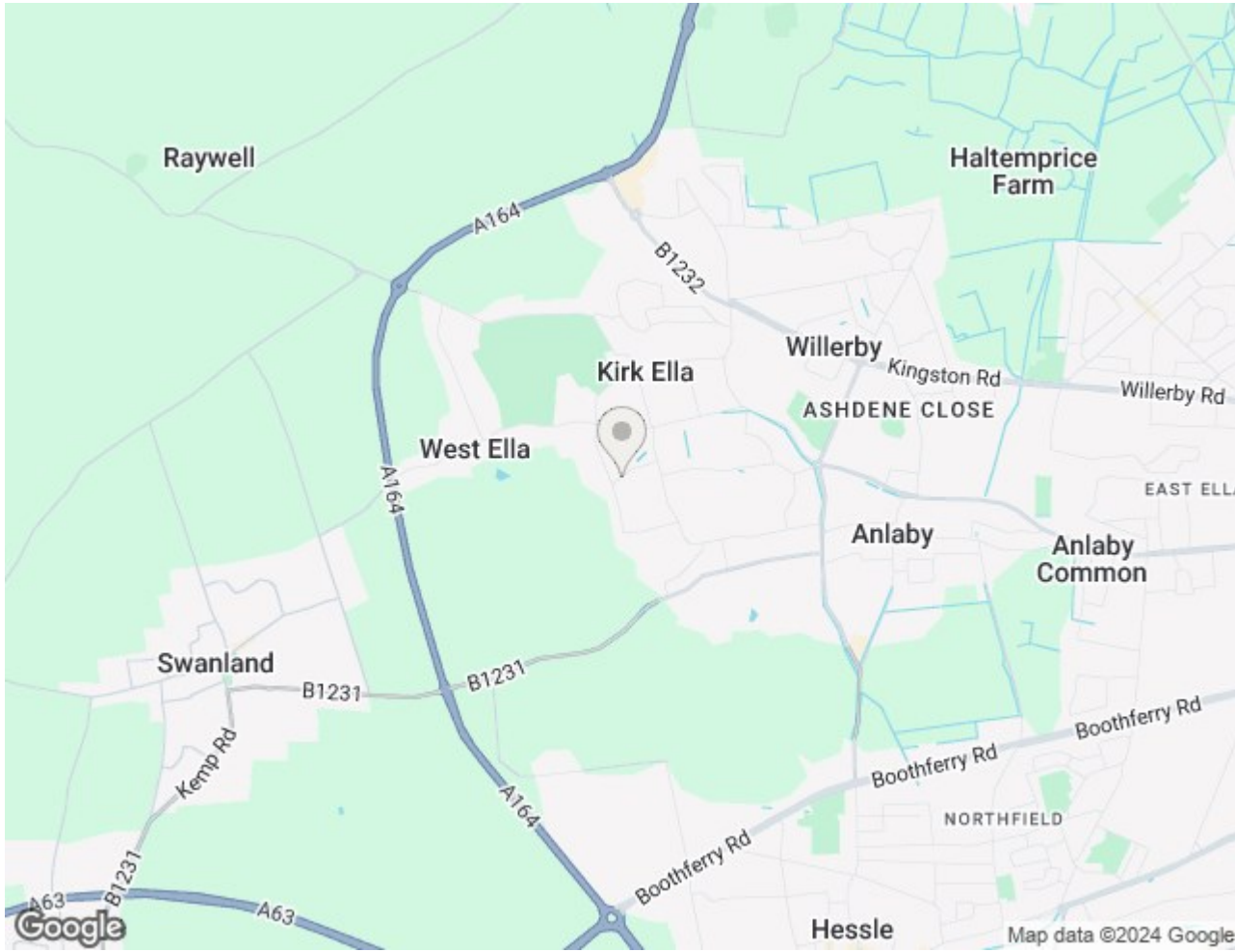
## *PHOTOGRAPH DISCLAIMER*

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*

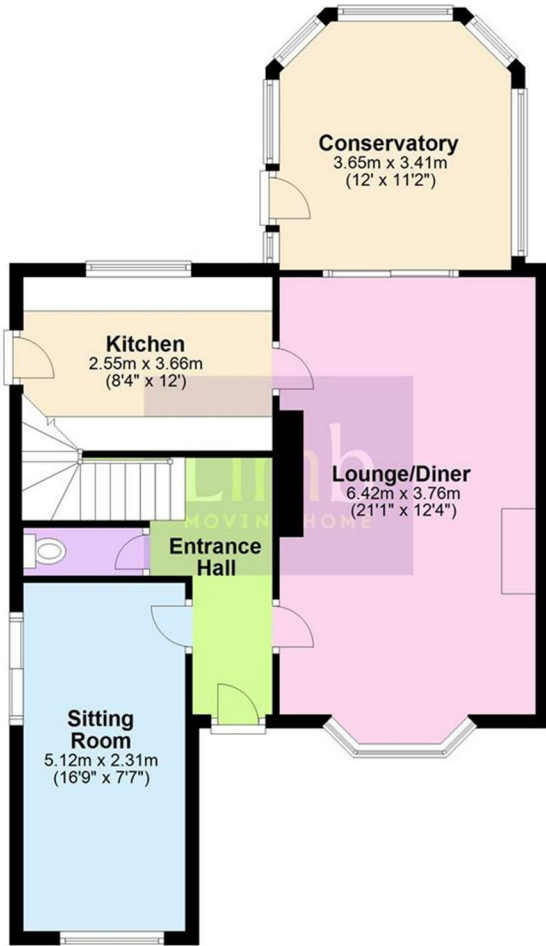
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### Ground Floor

Approx. 68.0 sq. metres (731.6 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)



