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**Limb**  
MOVING HOME



*29 The Vale, Kirk Ella, East Yorkshire, HU10 7PR*

- 📍 Outstanding Det House
- 📍 Stunning Dining Kitchen
- 📍 Four Bedrooms
- 📍 Council Tax Band = E
- 📍 Southerly Facing Garden
- 📍 Twin Driveway & Garage
- 📍 Sought After Location
- 📍 Freehold / EPC = D

**£425,000**

## INTRODUCTION

This superbly appointed double fronted detached house has a high specification and much quality throughout having been extensively refurbished by the current owners. Attractive fittings include oak doors and an oak and glass staircase with the accommodation having the benefit of central heating and uPVC double glazing. At ground floor a central hallway has a useful cloaks cupboard and a impressive staircase leading off. There is also a downstairs cloaks/W.C.. The spacious 'L' shaped living room looks across the rear garden and has doors leading out to the patio together with a log burner. A particular feature is the dining kitchen which has an extensive range of high gloss fronted contemporary units with matching island unit and eating peninsula. There are a host of integrated Neff appliances. At first floor are four bedrooms, bathroom and W.C. all served from a galleried landing.

Outside, to the front, a twin access gravel driveway provides good parking and leads to the single garage. The rear garden is predominantly lawned and enjoys a south facing aspect, bordered by shrubs and trees. A patio lies to the back of the house and there is also a greenhouse.

## 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 HALLWAY

An impressive hallway with oak flooring and a staircase with oak and glass balustrade leading up to the first floor, recessed downlighters to ceiling. To one corner lies a very useful double cloaks cupboard.



### W.C.

With contemporary suite comprising a concealed flush W.C. and wash hand basin with drawers below, tiling to the floor and heated towel rail.

## LIVING ROOM

20'2" x 20' approx max (6.15m x 6.10m approx max)

An 'L' shaped room with aspects to front side and rear elevations. Double doors lead out to the rear patio. There is an angled fireplace housing a log burner.



## DINING KITCHEN

10'8" x 21'7" approx (3.25m x 6.58m approx)  
Into bay window to front elevation.

A stunning room having an extensive range of high gloss fronted base and wall mounted units with complimentary work surfaces matching island and an eating peninsula. There is a host of integrated Neff appliances including an oven, combination microwave with warming drawer, halogen hob, pop-up extractor, dishwasher, fridge freezer, and washing machine. There is a ceramic sink and drainer and a concealed, wall mounted Ideal gas fired central heating boiler. Windows to front, side and rear and an external access door to side.



## ALTERNATIVE VIEW



## FIRST FLOOR

## GALLERIED LANDING

Windows to front elevation. Staircase with oak and glass balustrade. Situated off the landing is a large linen cupboard and further storage cupboard.



## BEDROOM 1

12'1" x 11' approx (3.68m x 3.35m approx)  
With windows to rear and side elevations, wall mounted T.V. point.



## BEDROOM 2

12'9" x 9'7" approx (3.89m x 2.92m approx)  
With fitted contemporary furniture comprising wardrobes with sliding mirrored fronts, drawers, cupboards and an inset vanity wash hand basin. Windows to rear elevation.



## BEDROOM 3

10'9" x 7'4" approx (3.28m x 2.24m approx)  
Windows to front and side elevation.



## BEDROOM 4

9'1" x 9' approx (2.77m x 2.74m approx)  
Window to rear elevation, cupboard off.



## BATHROOM

With suite comprising spa bath with shower over and screen, fitted cabinet with "marble" top and inset wash hand basin, tiling to the walls, recessed downlighters, windows to front and side elevation.



*W.C.*

With low level W.C. tiled surround.

*OUTSIDE*

The property has an impressive frontage and a gravelled twin access driveway provides good parking and access to the garage. The good sized rear garden enjoys a southerly aspect and is predominantly lawned with trees and shrub borders. There is a patio area directly to the rear of the house and also a greenhouse.



*REAR VIEW OF THE PROPERTY*



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

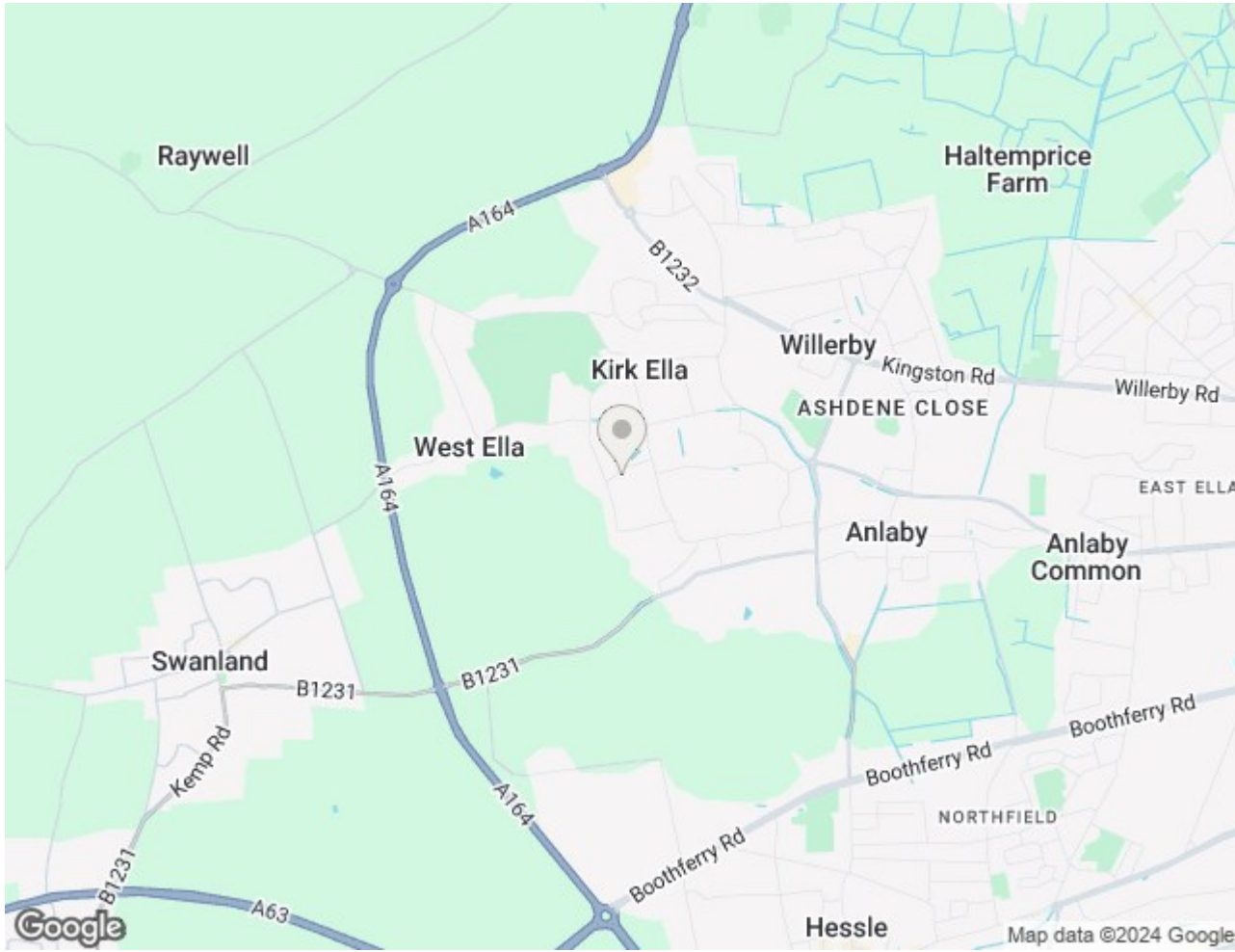
## PHOTOGRAPH DISCLAIMER

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.

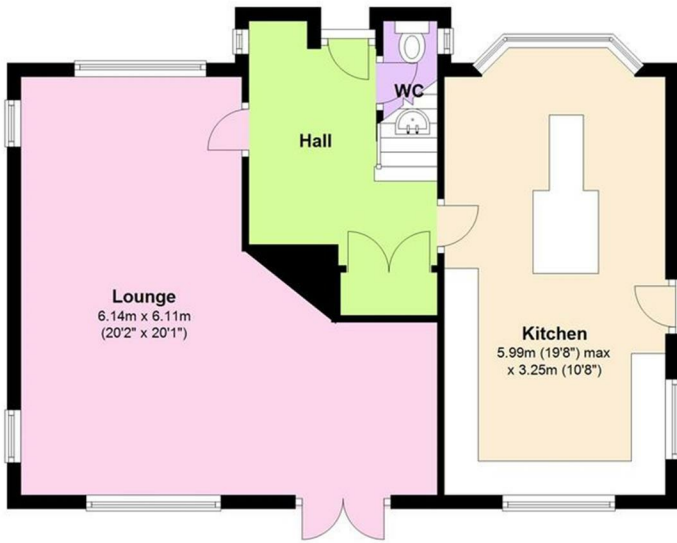
## VALUATION SERVICE

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



First Floor

