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**Limb**  
MOVING HOME



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

- 📍 Semi Detached House
- 📍 Immaculately Presented
- 📍 3 Spacious Bedrooms
- 📍 Council Tax Band = C
- 📍 Southerly Facing Garden
- 📍 Garden Chalet
- 📍 Such a Convenient Location
- 📍 Freehold/EPC = C

**£294,500**



## INTRODUCTION

Everything you could wish for in a house and on your doorstep! Presented in immaculate condition and with the benefit of an attractive garden chalet is this superb semi detached house which is also situated in such a convenient location. The highly regarded St. Andrews junior school lies nearby and the area offers an extensive range of shops and amenities, all within striking distance. This lovely home has been significantly enhanced by the current owners and its well proportioned accommodation comprises a welcoming hallway, spacious lounge with feature fireplace and an open plan dining kitchen to the rear. There are three good sized bedrooms, bathroom and separate W.C.. Gas central heating and uPVC double glazing are installed. Multiple parking is available upon the front forecourt together with a driveway which leads to the detached garage. The rear garden enjoys a southerly facing aspect and is ideal for relaxation or entertaining with a lawn, patio, hot tub beneath a gazebo and an attractive garden chalet with outdoor and indoor area. The chalet has power, WIFI and is insulated being ideal for a variety of purposes from entertainment/games room to office, gym etc..

## LOCATION

The Vale is a highly regarded residential area which runs directly between 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 and Community 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

Sliding patio doors to:

## ENTRANCE PORCH

With internal door to:

## HALLWAY

A welcoming hallway with stairs leading up to the first floor and cupboard beneath.

## LOUNGE

15'0" x 13'5" approx (4.57m x 4.09m approx)

Feature fire surround with marble hearth and backplate housing a "living flame" gas fire. Bow window to front elevation.



## DINING KITCHEN

20'6" x 10'10" approx (6.25m x 3.30m approx)

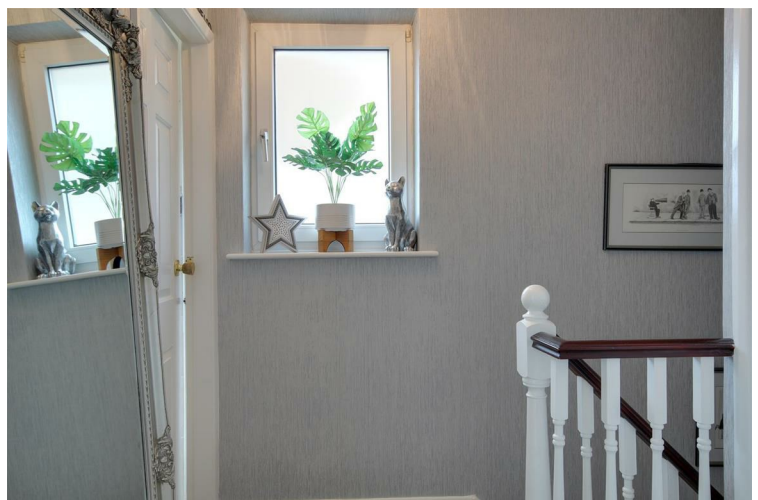
Stretching across the rear of the house, there is a window and double doors which provide access out to the patio. The kitchen has a range of fitted base and wall mounted units with work surfaces and integrated oven, four ring hob with extractor hood above, dishwasher and fridge freezer. There is a one and a half sink and drainer unit.



## FIRST FLOOR

### LANDING

A spacious landing with window to side and cupboard housing gas fired central heating boiler.



## BEDROOM 1

13;5" x 9'1" approx (3.96m;1.52m x 2.77m approx)

Upto face of wardrobes which run to one wall, matching drawers to the return, window to front elevation.



## BEDROOM 2

11'0" x 9'4" approx (3.35m x 2.84m approx)

With fitted wardrobes and dressing table, window to rear elevation.



## BEDROOM 3

10'0" x 9'2" approx (3.05m x 2.79m approx)

Window to front elevation.





## BATHROOM

Suite comprising bath with shower over and screen, wash hand basin, tiled surround.



## W.C.

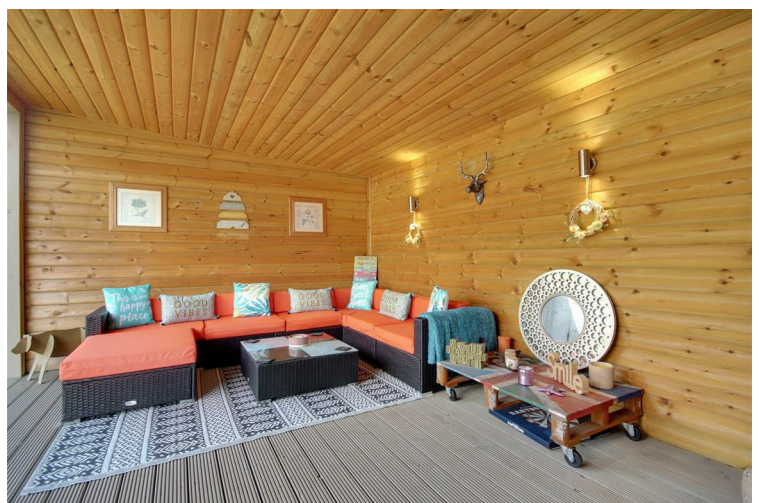
With W.C. and wash hand basin above.

## OUTSIDE

There is multiple parking upon the frontage of the property. A side drive leads through gates onward to the garage. The garage measures approximately 16'7" x 8'4". The rear garden enjoys a southerly aspect and is ideal for relaxation or entertaining. There is a patio area directly to the rear of the house together with a gazebo area with hot tub. Beyond the lawn lies an attractive detached timber garden chalet with both indoor and outdoor areas. The covered seating area has lighting and double doors open to the indoor space which measures approximately 14'4" x 11'0". This area is insulated, has power and WIFI installed.



*CHALET*





## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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

## AGENTS NOTE

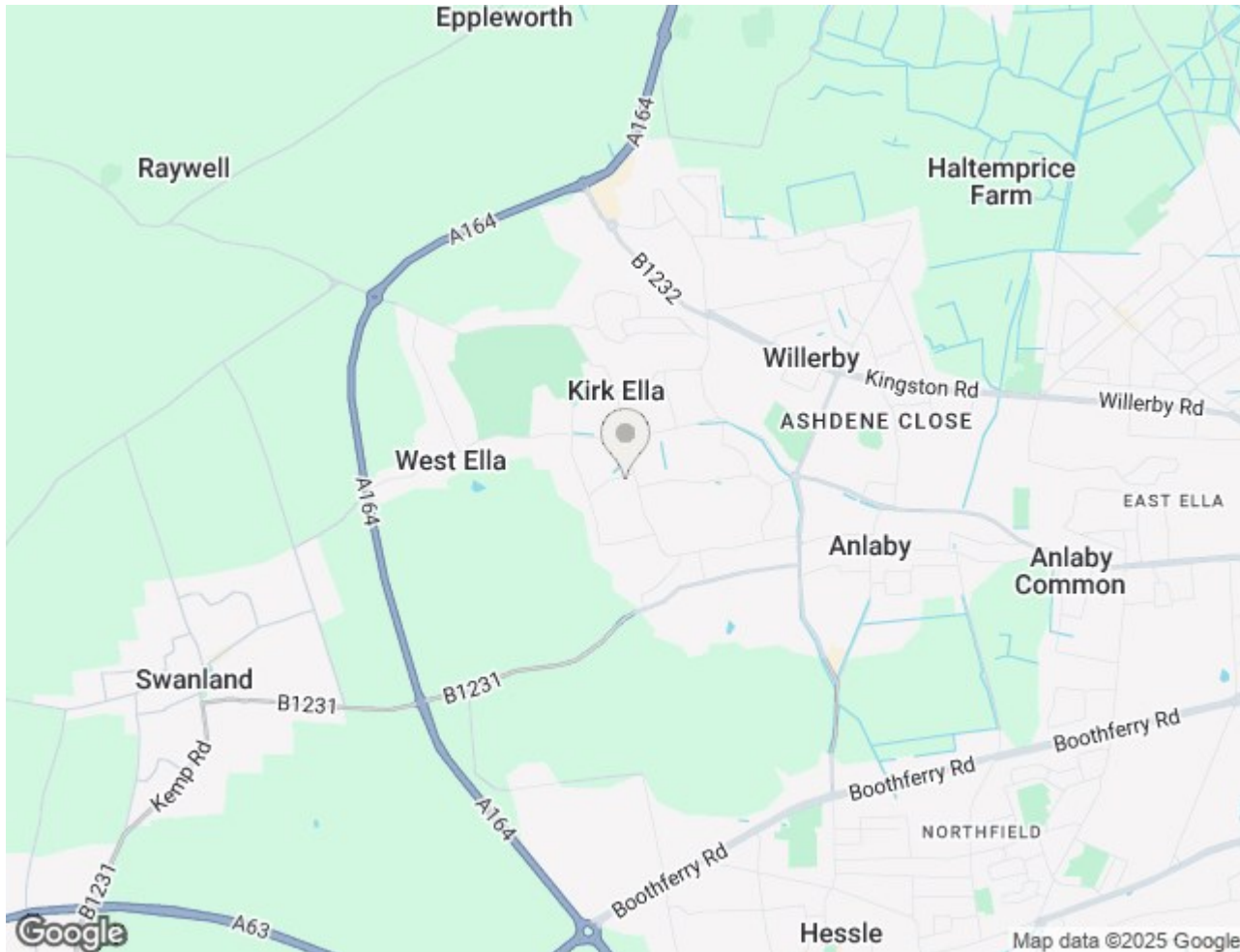
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

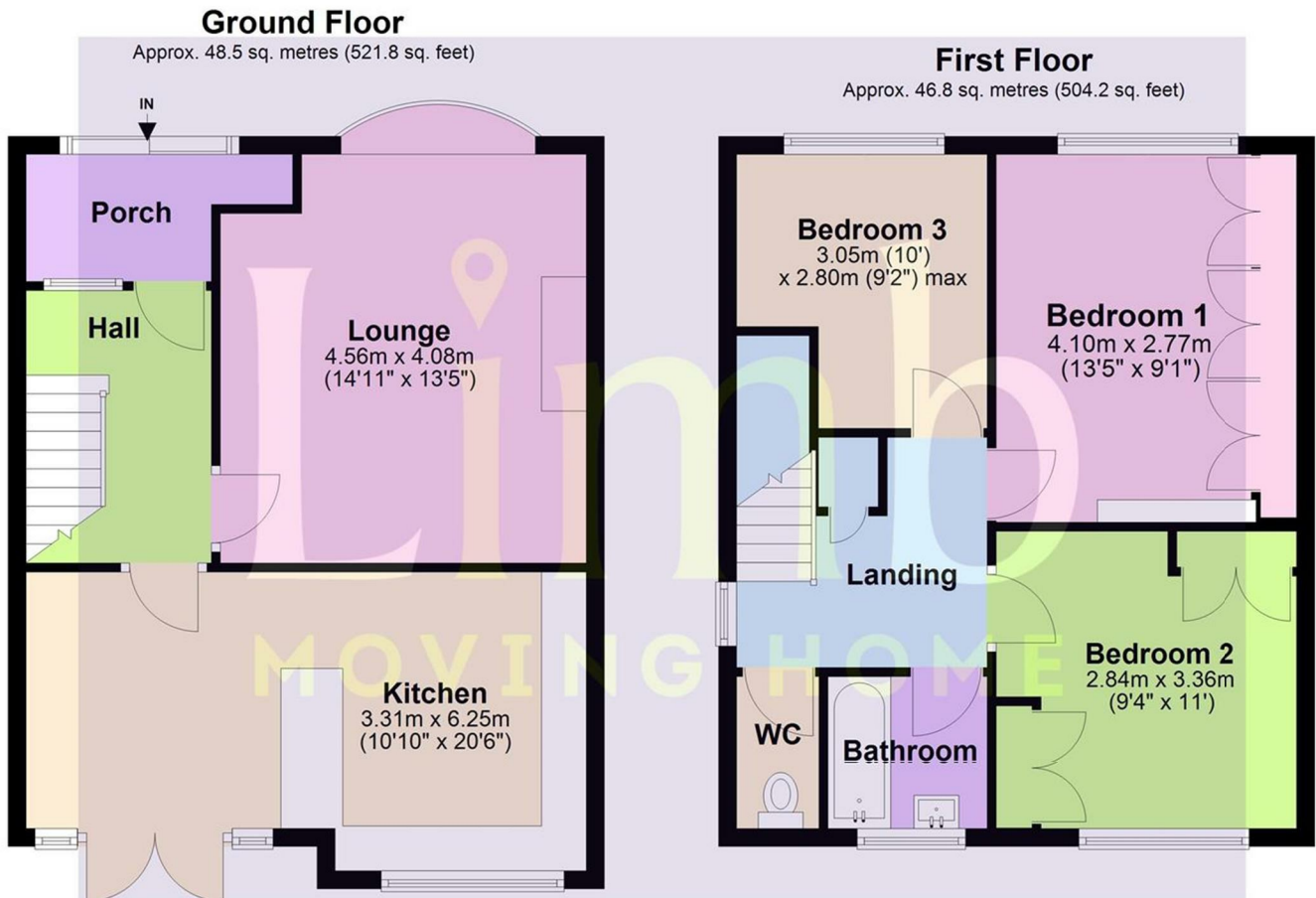
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.








Total area: approx. 95.3 sq. metres (1026.0 sq. feet)  
**3 The Vale**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	