

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



48 The Vale, Kirk Ella, East Yorkshire, HU10 7PS

- 📍 Semi Detached House
- 📍 Particularly Spacious
- 📍 Immaculately Presented
- 📍 Council Tax Band D
- 📍 Three Double Bedrooms
- 📍 "In and Out" Driveway
- 📍 Garden & Garage
- 📍 Freehold/EPC = C

Guide Price £293,999

INTRODUCTION

OFFERS INVITED BETWEEN £300,000 TO £310,000.

Particularly spacious and immaculately presented is this really attractive semi detached house with its "in and out" driveway and garage. The property is situated in the popular street scene of The Vale which runs between Valley Drive and Mill Lane. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hall, WC, lovely through lounge with bay window and log burner, dining/sitting room and a stylish modern fitted kitchen with Shaker style units, quartz tops and integrated appliances. Upon on the first floor are three double bedrooms and a bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing.

Outside a twin access "in and out" driveway provides excellent parking in addition to which is a single detached garage. The gardens have been set out for ease of maintenance and include a lawn with patio areas with pergola to the rear of the house. There are a series of attractive acer trees to the borders.



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 stairs leading to first floor off.



WC

With low level WC.

LIVING ROOM

21'3" x 12'6" approx (6.48m x 3.81m approx)

A twin aspect room with bay window to the front and windows to the rear with central doors opening out to the garden. A chimney breast houses a solid fuel stove.



DINING/SITTING ROOM

16'8" x 7'8" approx (5.08m x 2.34m approx)
With windows to front and side elevations.



KITCHEN

12'1" x 8'5" approx (3.68m x 2.57m approx)
Having a range of Shaker style modern units with quartz tops. There is an under counter sink and mixer tap, integrated oven, four ring induction hob with filter hood above, dishwasher, fridge freezer and washing machine. Windows to rear elevation and external access door to side.



FIRST FLOOR

LANDING

Window to side elevation. Cupboard housing hot water tank.

BEDROOM 1

13'9" x 10'9" approx (4.19m x 3.28m approx)

Window to front elevation. Cupboard to corner.



BEDROOM 2

12'6" x 10'2" approx (3.81m x 3.10m approx)

Window to rear elevation. Built in cupboard housing Worcester gas fired central heating boiler.



BEDROOM 3

13'7" x 10' approx maximum (4.14m x 3.05m approx maximum)
Window to side elevation. Fitted wardrobes.



BATHROOM

With suite comprising low level WC, wash hand basin in cabinet, bath with shower over and spray screen. Tiling to the walls and floor.



OUTSIDE

The property occupies a particularly wide plot having a twin access "in and out" driveway which provides excellent parking. There is also a detached single garage. To the rear lies a lawned garden with patio areas and a pergola. There are a series of attractive acer trees to the border.



TENURE

Freehold

COUNCIL TAX BAND

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

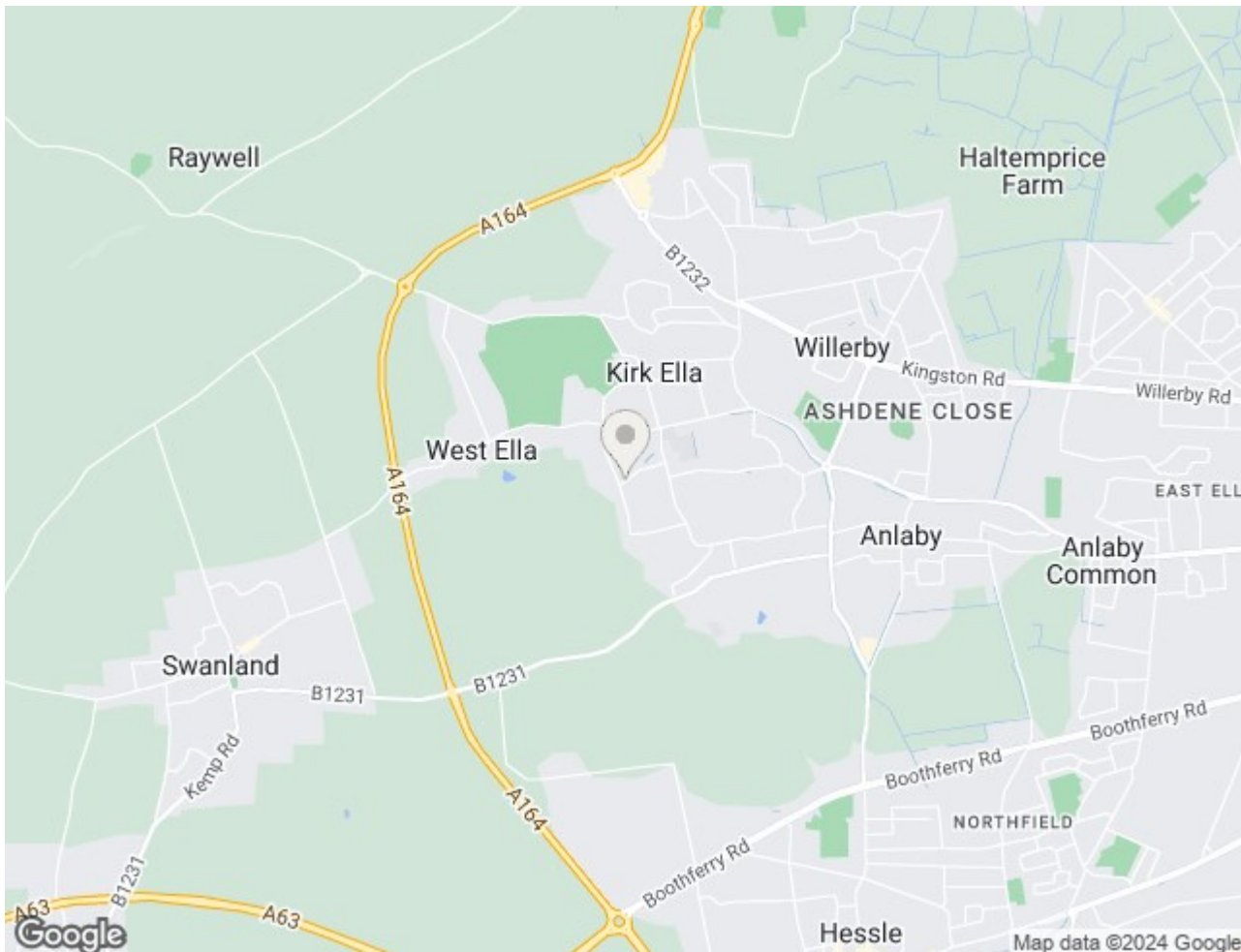
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 57.1 SQ. METRES (614.9 SQ. FEET)



FIRST FLOOR
APPROX. 52.4 SQ. METRES (563.9 SQ. FEET)



TOTAL AREA: APPROX. 109.5 SQ. METRES (1178.8 SQ. FEET)
48 THE VALE

