

# Whitakers

Estate Agents



## 29 The Vale, Kirk Ella, HU10 7PR

**£425,000**

Double fronted detached residence providing superbly appointed accommodation which has been finished to an exceptionally high specification and standard. The property also benefits from having a good sized Southerly facing rear garden. An early viewing is most highly recommended.

The property has been extensively refurbished by the present owners to include attractive oak doors and an oak and glass staircase. To the ground floor there is a central hallway with a bespoke staircase leading off, cloakroom/W.C., a spacious 'L' shaped living room with a log burner and views across the Southerly facing rear gardens with doors leading onto a patio seating area, a superbly appointed dining kitchen which has an extensive range of high gloss fronted contemporary units together with a coordinating island unit and eating peninsula together with a host of integrated 'Neff' appliances. At first floor are four bedrooms, principle bathroom and W.C. all served from a galleried landing.

A carriage gravelled driveway provides ample off street parking provision and leads to a single garage. The rear garden is predominantly laid to lawn 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.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



An inviting hallway with oak flooring and a staircase with oak and glass balustrade leading up to the first floor, recessed down-lighters to ceiling. Discreetly situated in a corner position is a double cloaks cupboard.

#### Cloakroom / W.C.

With contemporary suite comprising a concealed flush W.C and vanity basin with drawers below, heated towel rail and tiled flooring.

Lounge 19'8" x 20'0" maximum (6.00 x 6.10 maximum )



An 'L' shaped room with dual aspect windows. Double doors lead out to the rear patio. There is a feature fireplace housing a log burner.

Dining Kitchen 20'7" x 10'9" (6.29 x 3.28 )



A most impressive Kitchen boasting an extensive

range of high gloss fronted base and wall mounted units with complimentary work surfaces incorporating a matching island providing 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. Triple aspect windows to front, side and rear elevations and an external access door to side of the property.

### First Floor Accommodation

#### Galleried Landing



Staircase with oak and glass balustrade leading up from the reception hall. The landing houses a large linen cupboard and further storage cupboard.

Master Bedroom 12'1" x 10'10" (3.70 x 3.32 )



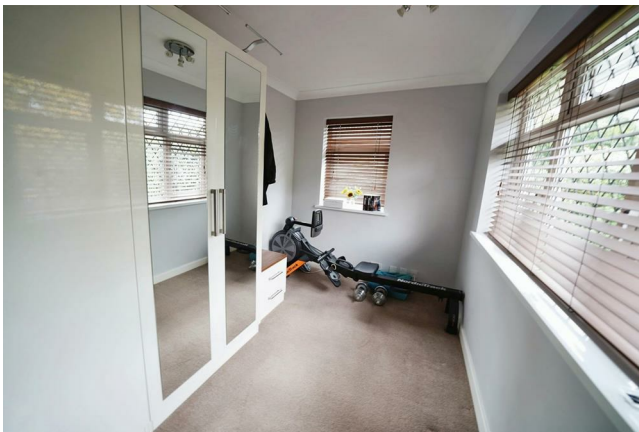
With dual aspect windows to rear and side elevations, wall mounted television aerial point.

Bedroom Two 12'3" x 9'6" maximum (3.75 x 2.90 maximum )



With fitted contemporary furniture comprising wardrobes with sliding mirrored doors, drawers, cupboards and an inset vanity wash hand basin. Windows to rear elevation.

Bedroom Three 7'3" x 10'11" (2.23 x 3.34)



Windows to front and side elevation.

Bedroom Four 9'0" x 9'0" (2.75 x 2.75 )



Window to rear elevation, built in cupboard.

Bathroom



With tiled walls and containing white suite comprising spa bath with shower over and

screen, fitted cabinet with "marble" top and inset wash basin, heated towel rail recessed down-lighters, windows to front and side elevation.

Separate W.C.

With low level W.C tiled surround.

External



The property has an impressive frontage and a gravelled driveway served by "drive in " and " drive out" access with 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.

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 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.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK344029000

Council Tax band - E

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - Basic 6 Mbps / Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

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# Floor Plan

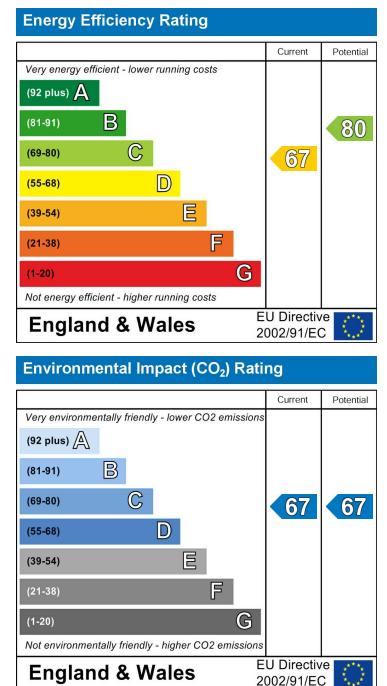


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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