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**Limb**  
MOVING HOME



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

- 📍 Extended Semi-Detached Home
- 📍 Four Beds / Two Baths
- 📍 Stunning Open Plan Kitchen
- 📍 Fabulous Rear Garden with Bar
- 📍 Spacious Lounge
- 📍 Resin Driveway
- 📍 Council Tax Band = D
- 📍 Freehold / EPC = D

*Offers Over £335,000*

## INTRODUCTION

Viewing is highly recommended to fully appreciate this extended semi-detached house, which has been thoughtfully designed to offer exceptional open-plan living and a high-specification finish. The heart of the home is a fabulous living kitchen, featuring a central island with premium Dekton 'Kira' worktops and an array of integrated appliances, creating a perfect space for both family life and entertaining. This is complemented by a spacious entrance hall and a separate, comfortable lounge.

The first floor provides three well-presented bedrooms, two of which include fitted furniture, alongside a stylish shower room featuring the comfort of underfloor heating. The loft has been converted to create a further double bedroom on the second floor, complete with its own en-suite shower room. Outside, a modern resin driveway provides ample parking and leads to a detached garage, currently utilised as an impressive outdoor bar with power and lighting—though this could easily be reinstated as a garage if required. The rear garden is a particular highlight, offering a large patio for outdoor dining and an extensive lawn beyond.

## LOCATION

The Vale is a highly regarded residential area which runs directly off Mill Lane and Valley Drive in Kirk Ella, one of the areas most desirable locations situated to the west side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling which includes nearby St. Andrews primary school and Wolfreton secondary school. The Haltemprice community and sports centre is easily accessible in addition to which Anlaby retail park lies nearby where such shops as Morrisons, M&S Food and a Next can be found. Convenient access to the A63 is available which leads to Hull City Centre to the east and the national motorway network to the west.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With window to side and staircase leading up to the first floor with cupboard under.



## LOUNGE

Featuring a bow window to the front elevation and fire surround housing a living flame gas fire.



## LIVING KITCHEN

Stunning space situated to the rear of the property with French doors leading out to the rear garden.



## KITCHEN

Fitted with an extensive range of contemporary base and wall units with concrete effect compact laminate worktops and a large central island with Dekton 'Kira' worktop. The kitchen is fully equipped with a double oven, microwave, dishwasher, five ring induction hob with extractor above, larder fridge and freezer, wine fridge and a washer/dryer.



## DINING/LIVING AREA



## FIRST FLOOR

### LANDING

With door to staircase leading up to the second floor.

## BEDROOM 1

With fitted furniture including wardrobes, drawers and dressing table.  
Window to the front elevation.



## BEDROOM 2

With fitted wardrobes and dressing table with drawers. Window to the rear elevation.



## BEDROOM 3

Window to the front elevation.

## SHOWER ROOM

Stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, electric under floor heating, heated towel rail and window to rear.



## SECOND FLOOR

## BEDROOM 4

With fitted wardrobes and desk. Window to rear and two Velux windows with fitted blinds to the front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. tiling to walls and floor, inset spot lights, heated towel rail and window to rear.



## OUTSIDE

A modern resin driveway provides ample parking and leads to a detached garage, currently utilised as an impressive outdoor bar with power and lighting—though this could easily be reinstated as a garage if required. The rear garden is a particular highlight, offering much privacy and incorporating a large patio for outdoor dining and an extensive lawn beyond. There are three sheds and fencing to the boundary.



REAR VIEW



## GARAGE



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## 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*

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. A prospective viewer should check on the availability of this property prior to viewing.

### *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

### *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. AI may have also been used to enhance photography.

### *PROPERTY TO SELL?*

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.









