

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*34 Valley Drive, Kirk Ella, East Yorkshire, HU10 7PL*

- 📍 Detached Bungalow
- 📍 Versatile Accommodation
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = E
- 📍 Beautiful Gardens
- 📍 Driveway & Garage
- 📍 Viewing Highly Recommended!
- 📍 Freehold / EPC = D

**£395,000**

## INTRODUCTION

This well-presented detached bungalow offers a blend of comfortable living and versatile space, enhanced by a converted loft providing two extra bedrooms and a shower room. Benefiting from gas central heating and double glazing throughout, the property features a welcoming entrance hallway that flows effortlessly into a spacious lounge with double doors opening to a dining room, where floor-to-ceiling windows frame views of the lovely westerly facing rear garden. The ground floor further comprises a kitchen with a breakfast area, two double bedrooms, a stylish four-piece bathroom, and a separate W.C. The first floor accommodates two additional bedrooms and a shower room.

Externally, there are front gardens, a driveway to the integral garage, and a particularly appealing westerly facing rear garden featuring a patio, lawn, beautiful planting, and a summerhouse.



## LOCATION

Valley Drive is a highly regarded residential area which runs off West Ella Road and connects to Easenby Avenue. 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.

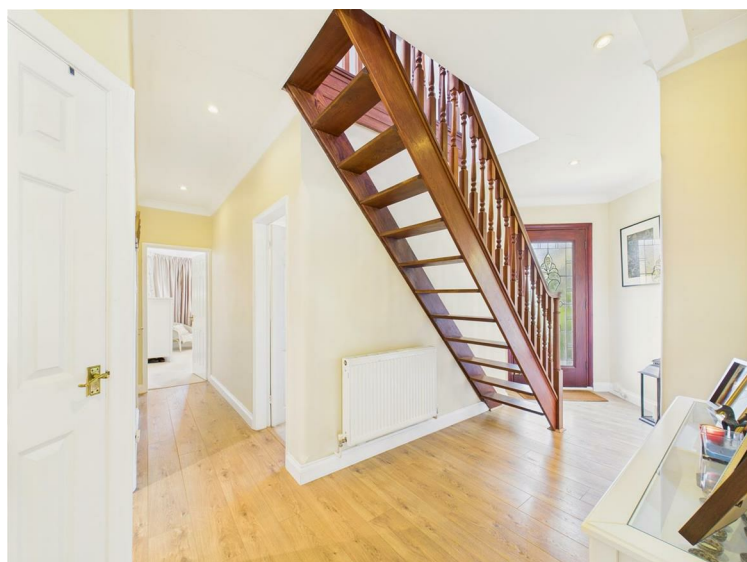
## ACCOMMODATION

The accommodation and room sizes are depicted on the attached floor plan.

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor and useful coat cupboard. There is also an internal access door to the garage.



## LOUNGE

With feature fire surround housing a living flame gas fire. Windows to the front and side elevations. double doors open into the dining room.



## DINING ROOM

With floor to ceiling windows frame views across the westerly facing rear garden. There is an external access door to the garden with further door leading into the kitchen.



## KITCHEN

Having a range of fitted base and wall units with solid oak worktops, double butler sink with shower style mixer tap, Rangemaster cooker with filter hood above, integrated fridge/freezer, plumbing for a dishwasher and there is a breakfast area with seating. A door leads to the side porch.



## BREAKFAST AREA



## PORCH

With external access door.

## W.C.

With low flush W.C. and window to side.

## BEDROOM 1

With built in wardrobes and bay window to the front elevation.



## BEDROOM 2

With window to side.



## BATHROOM

With stylish four piece suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. There is tiling to the walls and floor with underfloor heating.



## FIRST FLOOR

### LANDING

With Velux window to side.

## BEDROOM 3

With built in wardrobes and storage cupboards to the eaves. Velux window to the front elevation.



## BEDROOM 4

With built in wardrobe, drawers and storage cupboard. Velux window to the rear elevation.



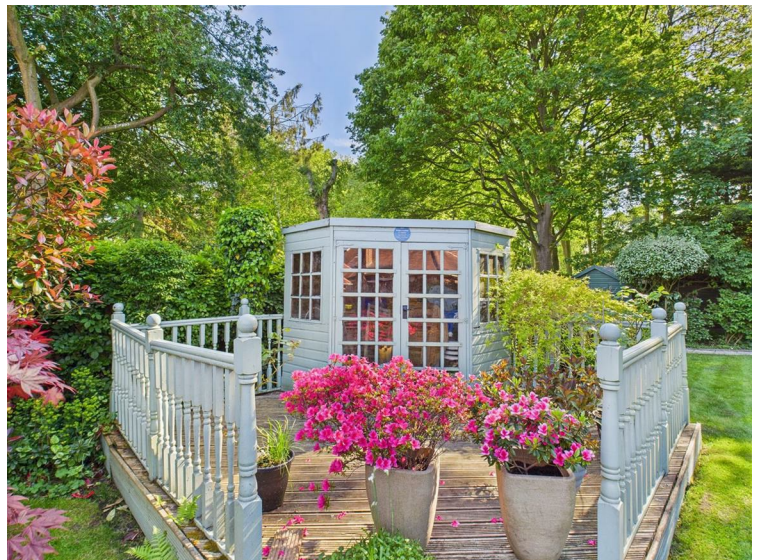
## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Velux window.



## OUTSIDE

A lawned garden extends to the front with attractive planted borders. A driveway leads up to the integral garage. The particularly appealing westerly facing rear garden features a patio, lawn, beautiful planting, and a summerhouse.



## 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 E. 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

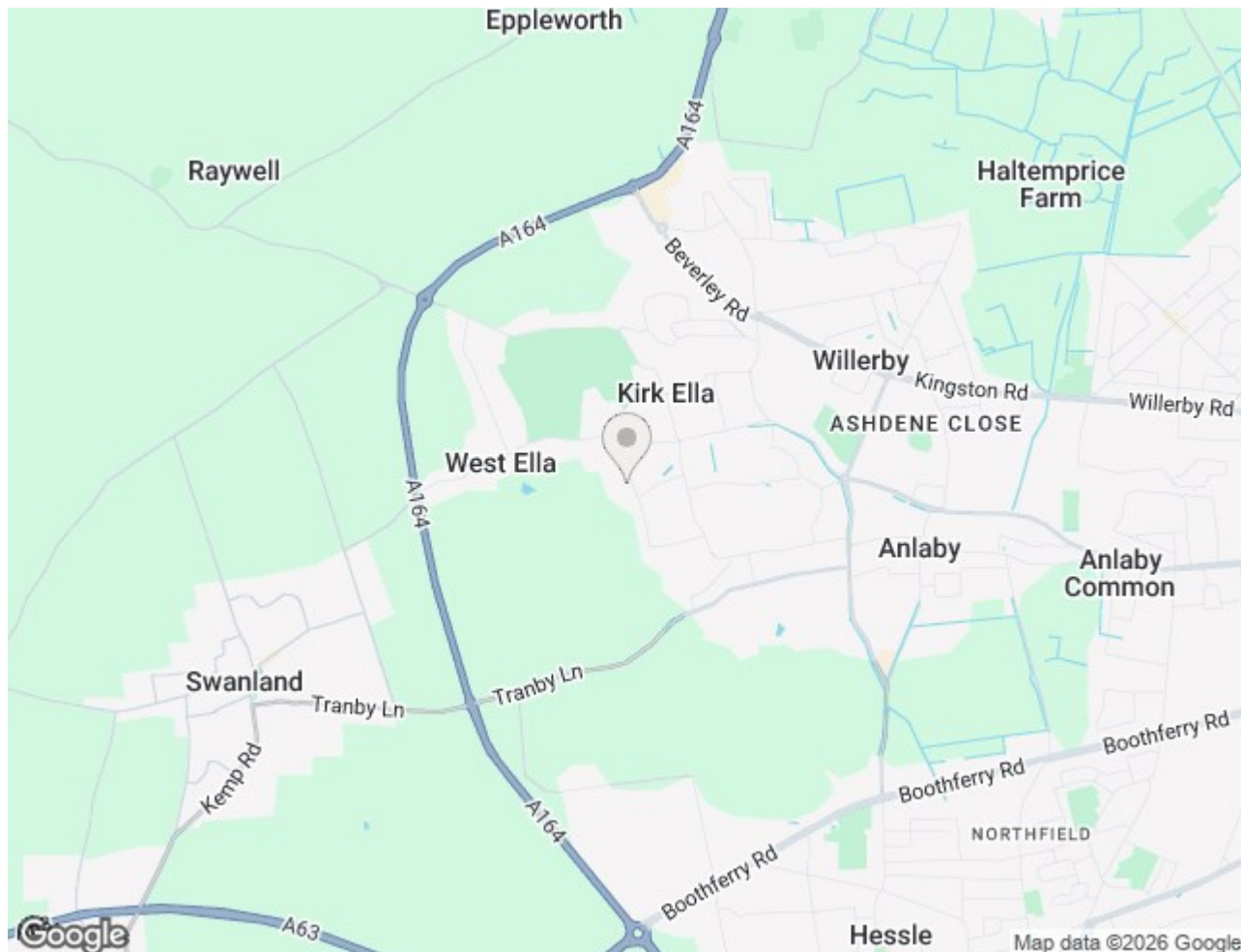
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





**Approximate total area<sup>®</sup>**  
1659 ft<sup>2</sup>  
**Reduced headroom**  
160 ft<sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	