

# Whitakers

Estate Agents



## 9 The Vale, Hull, HU10 7PR

**£359,950**

Whitakers Estate Agents are delighted to present this immaculate semi-detached family home, ideally located close to a wide range of local amenities and excellent transport links, and within the immediate catchment for Kirk Ella St Andrew's Community Primary School.

Externally to the front aspect, there is a large paved forecourt that can accommodate off-street parking for multiple cars. A side drive extends down the side of the property towards the detached garage.

Upon entering, the resident is welcomed into a bright and inviting entrance hall, leading to a bay-fronted lounge with a feature living flame fire and media wall, and a fitted kitchen/dining room extension that includes a cloakroom.

Fixed stairs lead to the first floor which boasts two fitted double bedrooms, a good third bedroom which is also fitted, and a bathroom furnished with a four-piece suite.

Bi-folding doors from the kitchen lead onto a south facing sunlit patio, overlooking a spacious lawned garden with mature, well-stocked borders and secure fencing — ideal for entertaining or relaxing outdoors.

The accommodation comprises

### Front external



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### Ground floor

#### Hall



Double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard, and LVT flooring. Leading to :

#### Lounge 16'2" x 12'9" (4.94 x 3.91 )



UPVC double glazed bay window and side window, central heating radiator, feature living flame fire and media wall, and LVT flooring.

#### Open plan kitchen / dining room 21'7" x 19'10" (6.58 x 6.06 )



UPVC double glazed bi-folding doors and side window, three roof-style windows, two central heating radiators, and LVT flooring. Fitted with a range of floor and eye level units, quartz worktops with splashback upstand above, breakfast island with integrated sink and mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer, microwave, washing machine, dishwasher and wine cooler.

#### Cloakroom

Partly tiled to splashback areas with LVT flooring, and furnished with a two-piece suite comprising vanity wash basin with mixer tap, and low flush W.C.

#### First floor

#### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

#### Bedroom one



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

## Bedroom two



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

## Bedroom three



UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

## Bathroom



Two UPVC double glazed windows, central heating radiator, and fully tiled with cushion effect laminate flooring. Furnished with a four-piece suite comprising free-standing bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

## Rear external



Bi-folding doors from the kitchen lead onto a sunlit patio, overlooking a spacious south facing lawned garden with mature, well-stocked borders and secure fencing — ideal for entertaining or relaxing outdoors.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK344009000

Council Tax band - D

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 6 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

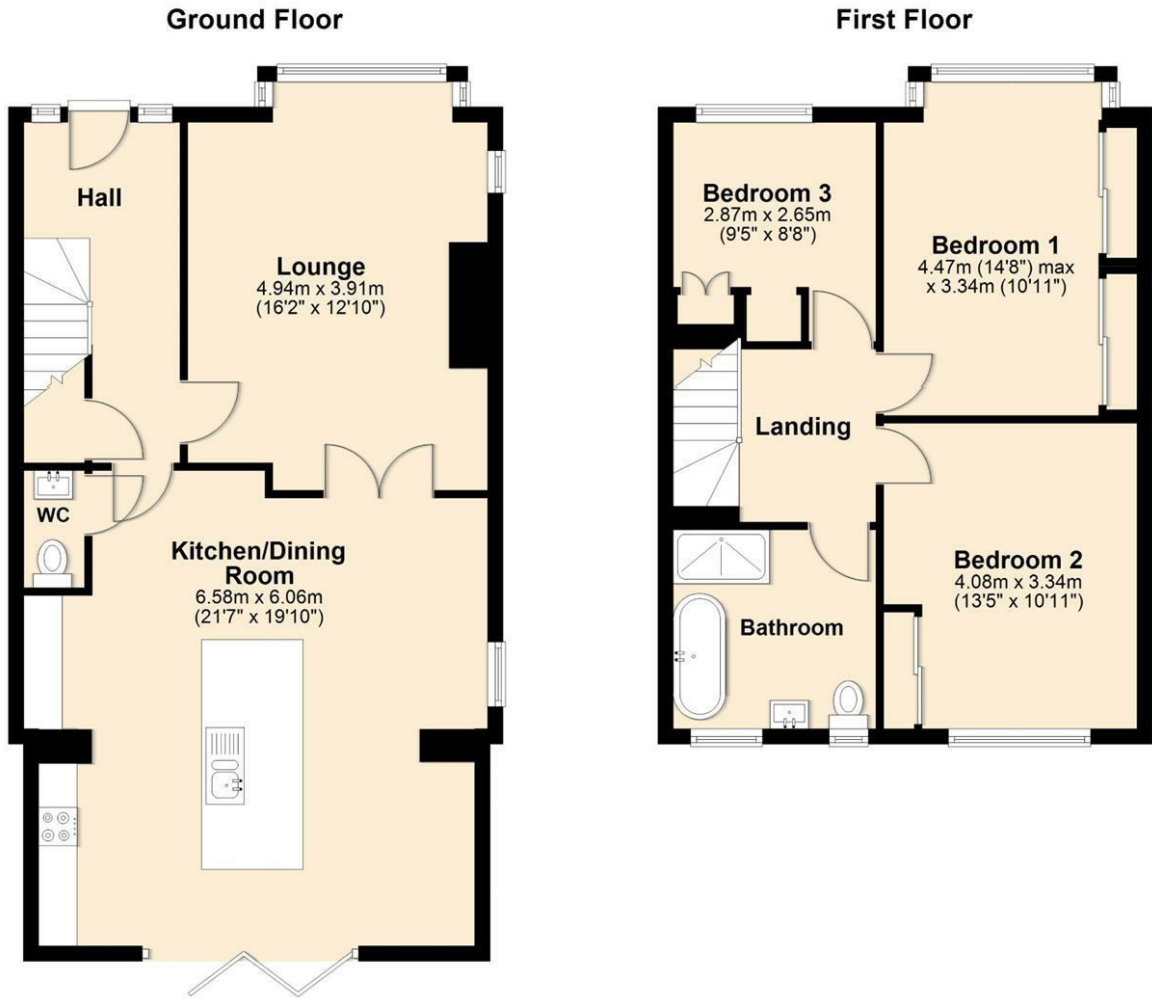
### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

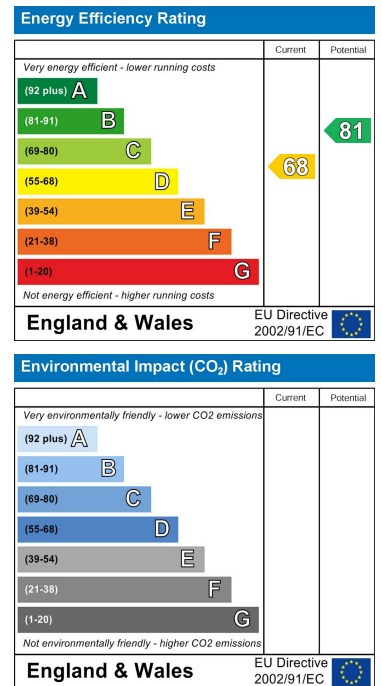
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.