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**Limb**  
MOVING HOME



*94 Valley Drive, Kirk Ella, East Yorkshire, HU10 7PW*

- 📍 Superb Family Home
- 📍 Stunning Open Views
- 📍 4 Double Bedrooms
- 📍 Council Tax Band = F

- 📍 Stylish Bathroom
- 📍 Lovely Rear Garden
- 📍 Drive & Dble Garage
- 📍 Freehold / EPC = C

**£599,950**



## INTRODUCTION

This superb detached house boasts a fabulous garden with desirable open views to the rear, offering an exceptional living experience. The thoughtfully laid out accommodation features a spacious entrance hall, cloaks/W.C., and a dedicated study. Enjoy a separate sitting room, plus a lounge with French doors leading to the patio.

The modern dining kitchen, open plan to the living area, is a true focal point, perfectly designed for modern family life and entertaining, with views across the garden. Upstairs, there are four comfortable double bedrooms, with the main bedroom benefiting from a dressing room and a modern en-suite shower room. A stylish family bathroom provides both a bath and separate shower.

Externally, the property offers a lawned front garden with laurel hedging and a driveway leading to a detached double garage (currently configured with a rear section as a gym). The private rear garden is a true highlight, featuring a patio, lawn, raised planters, and those stunning, uninterrupted open views. The property benefits from uPVC double glazing and gas central heating throughout.

## LOCATION

The property is situated in a prominent position along the western side of the sought after street scene of Valley Drive in Kirk Ella. Valley Drive 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.



## OPEN VIEWS



## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## SITTING ROOM

With half panelled walls, double doors leading to the lounge and window to the front elevation.



## LOUNGE

With feature fire surround housing a living flame gas fire. Double doors open out to the rear patio.





## DINING KITCHEN

Having a range of modern base and wall units with contrasting worktops, one and a half bowl sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob with filter hood above plus a dishwasher. Window to rear.



## DINING AREA



## LIVING AREA

Enjoying views across the garden and open countryside beyond.



## UTILITY

With fitted units, plumbing for a washing machine and external access door to the side elevation.



## STUDY

With fitted furniture and windows to the front and side elevations.



## FIRST FLOOR

### LANDING

With loft access hatch and window to the front elevation.



## BEDROOM 1

Window to rear with views across open countryside.



## DRESSING ROOM

Wardrobes included.





## EN-SUITE SHOWER ROOM

With modern suite comprising a walk in shower, wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights, heated towel rail and window to side.



## BEDROOM 2

Window to the front elevation.



## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

With fitted furniture including a desk, wardrobe and drawers. Cupboard housing the gas central heating boiler. Window with open views to the rear.





## BATHROOM

With stylish suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights, heated towel rail and window to rear.



## OUTSIDE

Externally, the property offers a lawned front garden with laurel hedging and a driveway leading to a detached double garage (currently configured with a rear section as a gym). The private rear garden is a true highlight, featuring a patio, lawn, raised planters, and stunning, uninterrupted open views.



## 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 F. 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

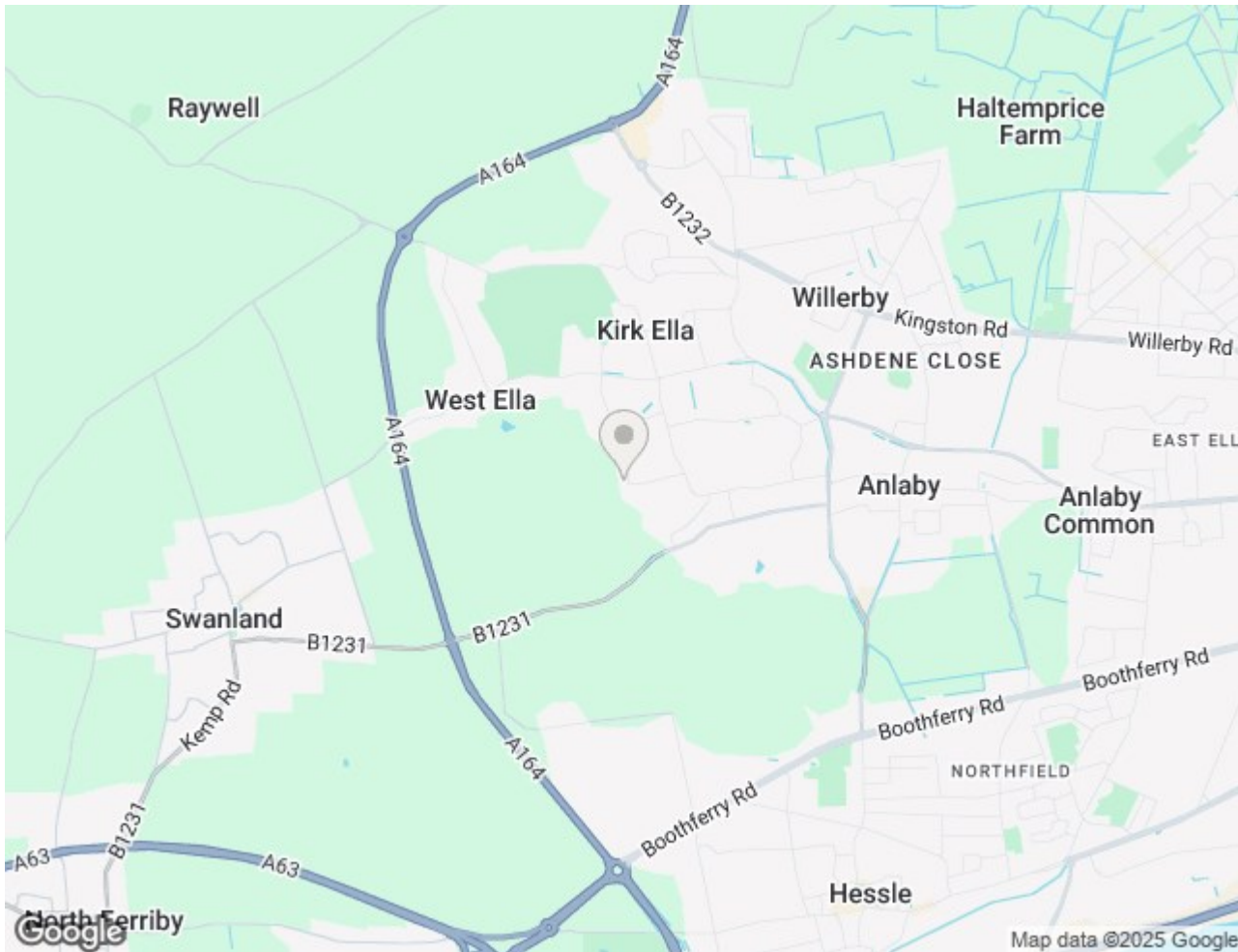
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	