



East Ella Drive, Hull, HU4 6AN  
£174,950

  
**Bannister**  
Estate & Letting Agents



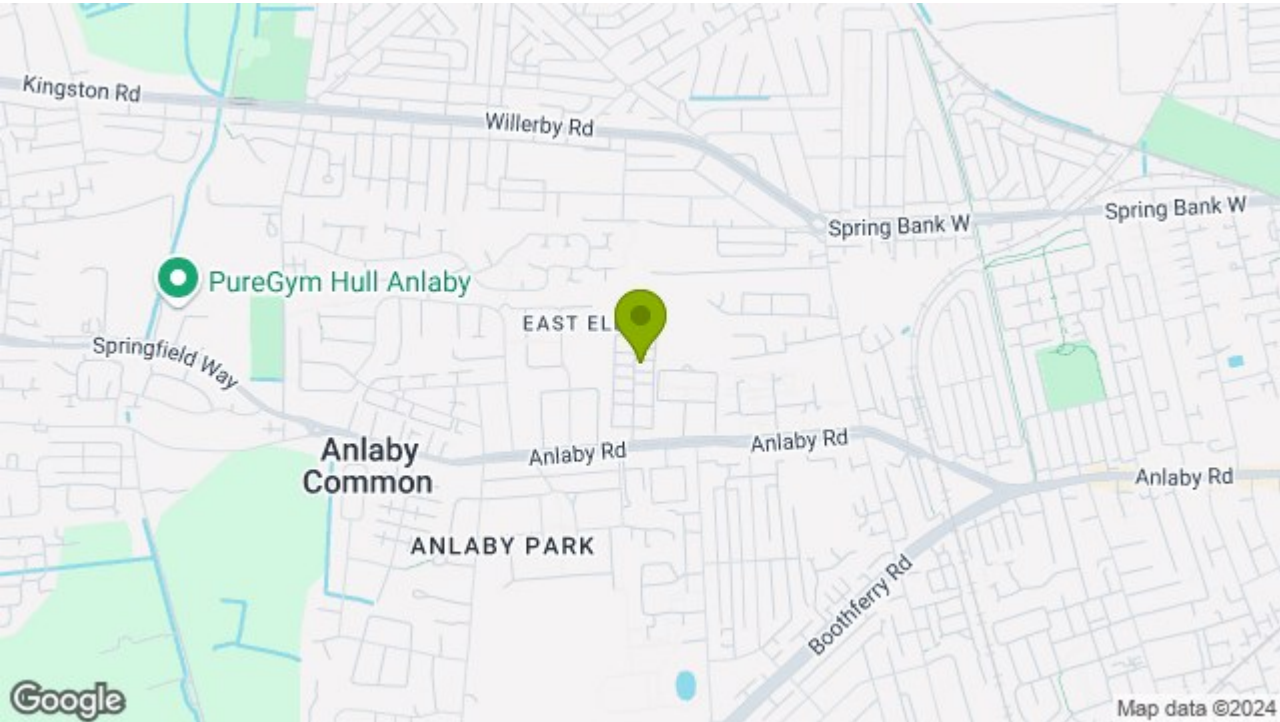
# East Ella Drive, Hull, HU4 6AN

This wonderfully appointed three bedroom family home is offered to the market with no onward chain. Situated within a desirable location and presented to the highest of standards throughout this home is ready for its next owner. Benefitting from off-street parking to the front, superb rear garden and a garage.

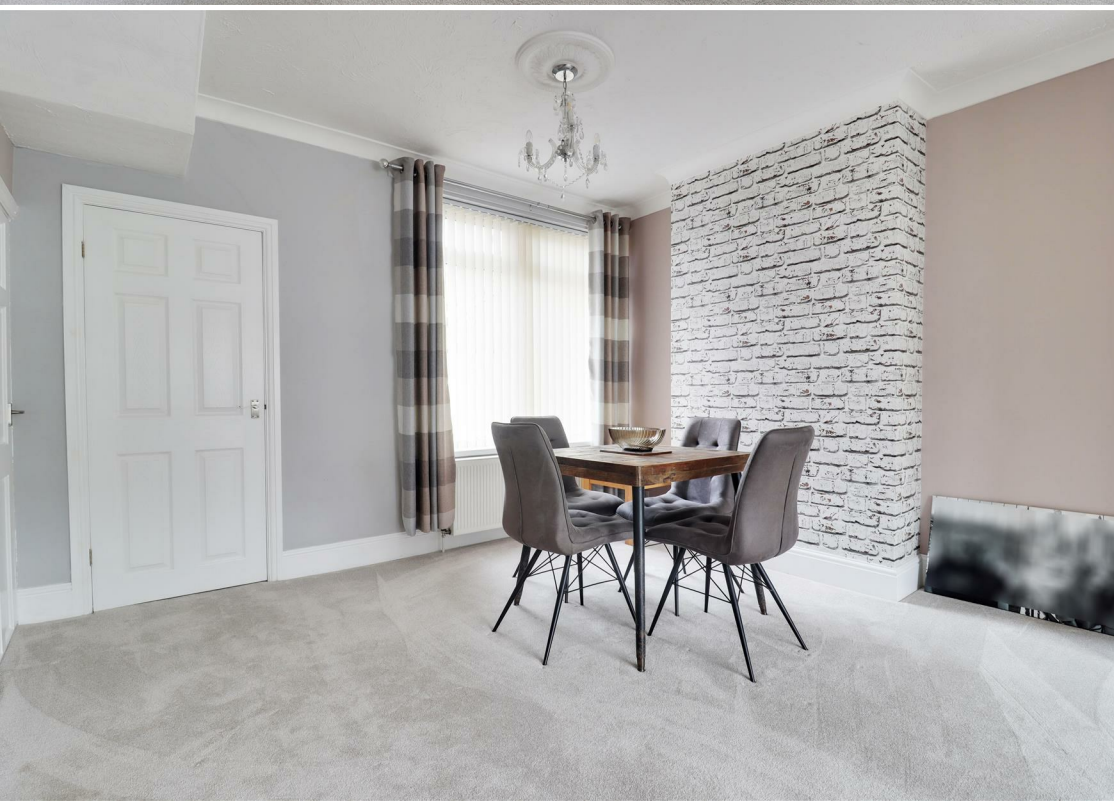
## Key Features

- Beautifully Presented Throughout
- No Onward Chain
- Off-Street Parking
- Modern Shower Room
- Superb Rear Garden
- Well Proportioned Bedrooms
- Generous Living Accommodation
- EPC =

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>		
(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		
England & Wales	EU Directive 2002/91/EC	









## **ANLABY COMMON**

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **THROUGH LIVING ROOM**

19'10 into bay x 12'1 max (6.05m into bay x 3.68m max )

A generous and flexible reception room with space for both dining and living, with a bay window to the front elevation and a window to the rear elevation.

### **BREAKFAST KITCHEN**

15'11 x 7'3 (4.85m x 2.21m )

## **FIRST FLOOR;**

### **BEDROOM 1**

8'11 + wardrobes x 10'9 into bay (2.72m + wardrobes x 3.28m into bay )

A bedroom of double proportions with a bay window to the front elevation and fitted wardrobes.

### **BEDROOM 2**

9'8 max x 10'2 (2.95m max x 3.10m )

A further bedroom of double proportions with a window to the rear elevation and fitted wardrobes.

### **BEDROOM 3**

8'10 x 7'3 (2.69m x 2.21m)

A generous bedroom with laminated wood flooring and a window to the rear elevation.

## **SHOWER ROOM**

A contemporary shower room with a three piece suite comprising of an enclosed shower cubicle, low flush WC and a wash hand basin. Further benefitting from tiled walls, recessed spotlights, a heated towel rail, wall mounted storage unit and a window to the front elevation.

## **EXTERNAL;**

### **FRONT**

To the front of the property is a gravelled driveway providing off-street parking.

### **REAR**

A wonderful rear garden with patio area, shaped lawn, fenced borders and access to the garage.

### **GARAGE**

With up & over door, light & power supply. Parking in front of accessed via tenfoot.

## **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and

these will be specified upon inspection but would be subject to separate negotiation.

## **TENURE**

We understand that the property is Freehold.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENTS NOTES**

Philip Bannister & Co.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



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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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