



Bluebell Avenue, Hull, HU10 7FH
Offers Over £400,000


Bannister

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Key Features

- Superb Corner Plot Position
- 4 Bedroom Detached Family Home
- Entrance Hall, Cloakroom/w.c., Lounge
- Large Fitted, Dining/Living Kitchen
- Utility Room, Landing, Main Bedroom with Ensuite
- Family Bathroom, Rear Garden
- Driveway and Brick built Garage
- Early Viewing A Must
- EPC - B

A superb four-bedroom detached family home, occupying a lovely corner plot with attractive open views across the park. Conveniently situated on the popular West Hill development, this impressive property has been thoughtfully upgraded by the current owners and is presented to a high standard throughout.

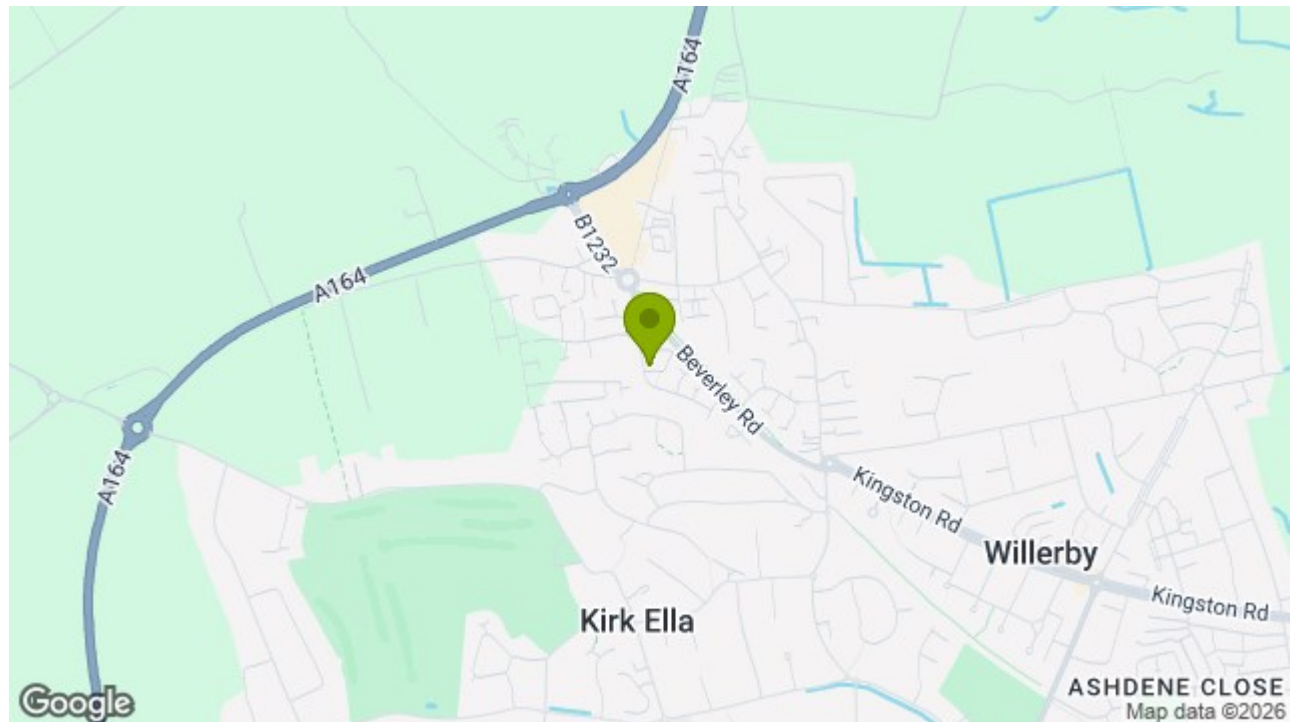
The accommodation briefly comprises a welcoming entrance hall, cloakroom/W.C., spacious lounge, impressive open-plan living/dining kitchen and a useful utility room. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys a delightful corner position with attractive herbaceous gardens to the front and side. A driveway to the rear provides access to the brick-built garage, while the pleasant enclosed rear garden offers an excellent space for relaxing and entertaining.

This fantastic family home must be viewed internally to be fully appreciated, and early viewing is highly recommended to avoid disappointment.

Call us today to arrange your viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





KIRK ELLA

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR

WELCOMING ENTRANCE HALL

with double glazed entrance door, tiled floor and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin, tiled floor and half tiled to walls.

LOUNGE

with three double glazed windows to the front and side elevations.

LARGE LIVING/DINING KITCHEN

with a range of base and wall units, drawers, quartz work surfaces, sink unit, electric hob and oven, extractor hood, splash backs, breakfast bar area, built in microwave, fridge/freezer, dish washer, wine rack, seating and dining area, tiled floor, inset lights, double glazed windows to the side and rear elevation, two Velux windows and double glazed French style doors leading out to the rear garden.

UTILITY ROOM

with a range of base and wall units with under lighting, quartz work surfaces, splash back, plumbing for automatic washing machine, wine fridge, tiled floor, inset lights and double glazed door.

FIRST FLOOR

LANDING

with double glazed window to the rear elevation and storage cupboard housing water tank.

BEDROOM 1

with double glazed window to the front elevation.

ENSUITE SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin, w.c., half tiled, heated towel rail, and double glazed window to the side elevation.

BEDROOM 2

with double glazed window to the front and side elevations, and built in wardrobes

BEDROOM 3

with double glazed window to the side elevation.

BEDROOM 4

with a double glazed window to the front elevation, storage cupboard and LVT flooring.

FAMILY BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., half tiled, tiled floor, and double glazed window to the rear elevation.

OUTSIDE

Externally, the property enjoys a delightful corner position with attractive herbaceous gardens to the

front and side. A driveway to the rear provides access to the brick-built garage, while the pleasant enclosed rear garden offers an excellent space for relaxing and entertaining, with porcelain paved patio areas and fencing and brick walling forming boundary with gate.

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 E. (East Riding Of Yorkshire 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.

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.

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.

TENURE.

We understand that the property is Freehold. Please note that sometimes a yearly charge is payable on new development for the up keep of communal areas, This should be clarified by your legal representative.

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 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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



