



Kirk Rise, Hull, HU10 7NG
Offers Over £275,000


Bannister

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Key Features

- A superb Semi Detached Family Home
- Excellent Location Close to good Schools and Transport Links
- Entrance Hall, Lounge, Dining Area
- Fitted Kitchen, Cloakroom/w.c.
- landing, Bathroom With Four Piece Suite
- Three Good Size Bedrooms
- Gardens Front & Rear Driveway
- EPC -

A beautifully presented and generously proportioned three-bedroom semi-detached property, tastefully modernised throughout and ideally situated in the ever-popular village of Kirk Ella.

This impressive property is a true credit to its current owners and offers stylish, well-maintained accommodation throughout, making it an ideal family home. Early viewing is highly recommended to avoid disappointment.

The property briefly comprises a welcoming entrance hall, convenient cloakroom/W.C., spacious lounge, separate dining area and a modern fitted kitchen with built-in appliances. To the first floor, there is a landing providing access to three well-proportioned bedrooms and a beautifully appointed family bathroom featuring a four-piece suite.

Externally, the property benefits from attractive and well-maintained front and rear gardens, together with a driveway providing valuable off-road parking.

Properties of this quality and in such a sought-after location are always in high demand, so we strongly recommend arranging your viewing at the earliest opportunity.

Call us today to secure your viewing – we don't expect this property to remain on the market for long!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

ENTRANCE HALL

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

CLOAKROOM/W/.C

with a two piece white suite, comprising w.c., wash hand basin, fully tiled to walls and double glazed window to the front elevation.

LOUNGE AREA

with double glazed window to the front elevation and feature fireplace with electric fire.

DINING AREA

with laminate wood flooring and bi-folding doors on to the rear garden.

FITTED KITCHEN

with a range of base and wall units, drawers, quartz work surfaces, sink unit, electric oven and hob, extractor hood, built in fridge/freezer, built in washing machine dishwasher and microwave, larder unit, wood laminate flooring, double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

with double glazed window to the side elevation, storage cupboard and access to roof void.

BEDROOM 1

with double glazed window to the front elevation and built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation.

BEDROOM 3

with double glazed window to the rear elevation.

FAMILY BATHROOM

with a four piece white suite, comprising panelled bath, shower in separate cubicle, wash hand basin, w.c., fully tiled to walls and double glazed window to the front elevation.

OUTSIDE

To the front of the property is a small lawn garden area with flower and shrub borders and a lovely resin driveway offer off road parking. To the rear is a lovely well established garden, which has an oasis feel with decking area, lawn garden, patio area, flower and shrub borders and fencing 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 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 C. (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. 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.

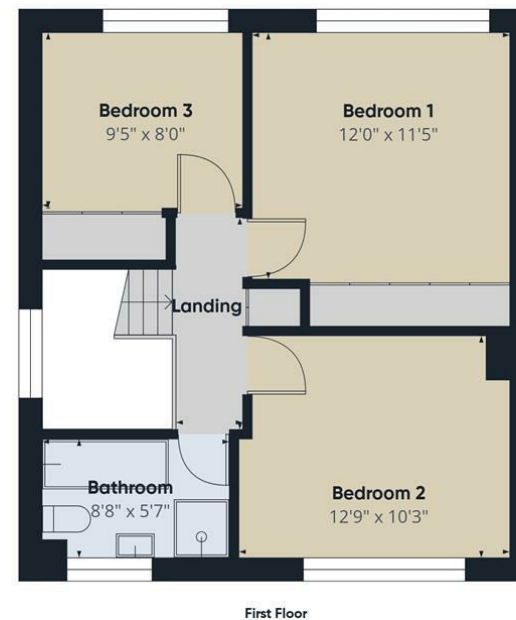
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and

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.





Approximate total area⁽¹⁾
978 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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