



Grundale, Hull, HU10 7LB  
Offers In The Region Of £345,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Grundale, Hull, HU10 7LB

## Key Features

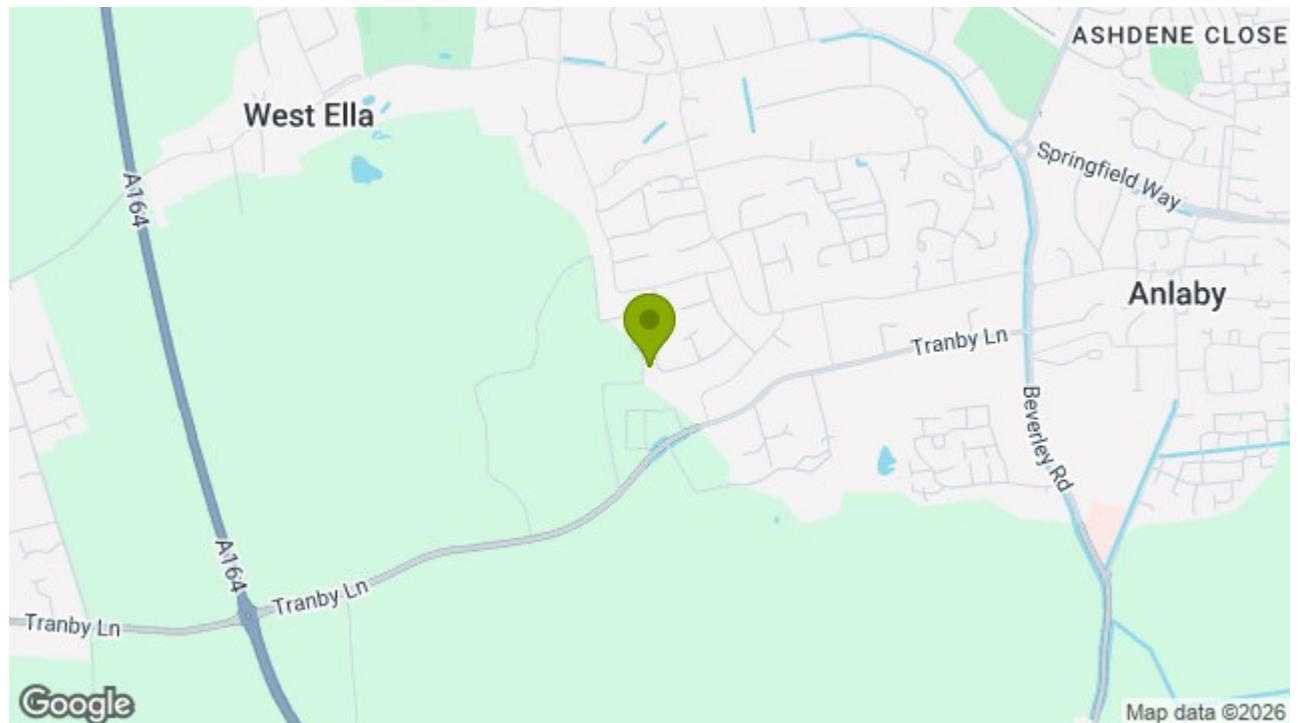
- Excellent Detached Bungalow
- No Chain Involved
- Entrance Hall and Porch, Lounge, Dining Kitchen
- Dining Room, Separate Sitting Room/Bedroom 3
- Two further Bedrooms, Bathroom, Separate w.c.
- Gardens To the Front And Rear, Drive, Double Garage
- Open Views To The Rear, Early Viewing A Must
- EPC - D

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>		80
(55-68) <b>D</b>	59	
(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		

This exceptional detached bungalow has just arrived on the market, presenting a rare opportunity to acquire a home of style and comfort in the highly regarded village of Kirk Ella. Offered with the distinct advantage of no onward chain, the property combines convenience with an enviable setting.

Thoughtfully arranged, the accommodation includes well-proportioned bedrooms, a welcoming lounge, an elegant dining room, and a contemporary kitchen/diner designed for both everyday living and entertaining. A family bathroom and separate WC complete the interior.

Externally, the residence is enhanced by a private driveway, double garage, and a delightful rear garden which has an open aspect, with far-reaching views – an idyllic retreat for relaxation and outdoor enjoyment.









## 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.

## ENTRANCE PORCH

with double glazed entrance door

## ENTRANCE HALL

with double glazed door and storage cupboards

## LOUNGE

15'5 x 20'6 maxmeasurements (4.70m x 6.25m maxmeasurements)  
with two double glazed windows to the front and side elevation, feature fireplace and gas fire

## DINING ROOM

8'8 x 10'6 (2.64m x 3.20m)  
with double glazed window to the side elevation.

## DINING KITCHEN

12' x 13'10 (3.66m x 4.22m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric induction hob and oven, extractor hood, splash back tiling, breakfast bar, double glazed window to the rear elevation and double glazed door.

## SEPARATE SITTING ROOM/BEDROOM 3

17'3 max measurements x 10'8 (5.26m maxmeasurements x 3.25m)  
with a double glazed window to the rear elevation.

## BEDROOM 1

13'5 x 9' from front of wardrobes (4.09m x 2.74m from front of wardrobes)  
with a double glazed window to the rear elevation and a range of built in wardrobes.

## BEDROOM 2

8'3 x 10'1 (2.51m x 3.07m)  
with fitted wardrobes and a double glazed window to the side elevation.

## BATHROOM

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

## SEPARATE W.C.

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

## OUTSIDE

Outside to the front of the property is an elevated mainly laid to lawn garden with a range of flower and shrub borders and beds, a resin driveway offering multiple parking facilities and which lead to a double garage with electric door. To the rear is a low maintenance garden which is paved and pebbled, fencing forming boundary with gates and beautiful open views over farm land.

## 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.

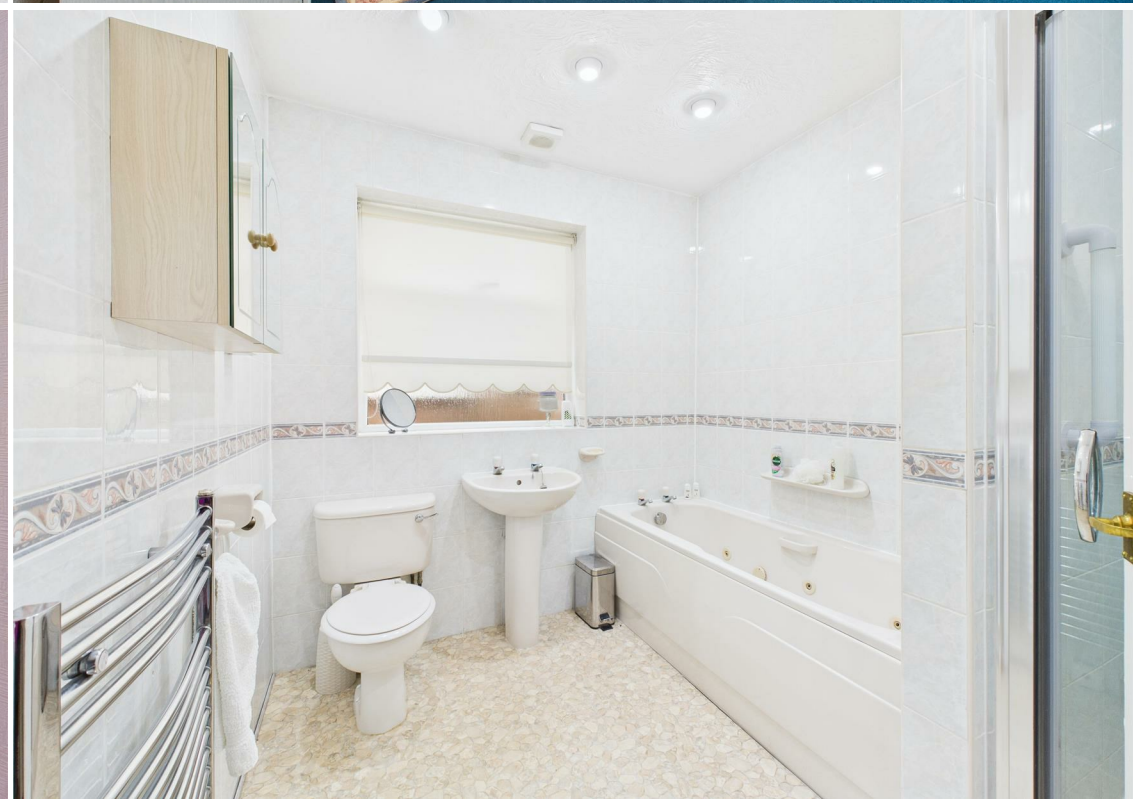
## THINKING OF SELLING?

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.





## 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 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## TENURE.

We understand that the property is Freehold.









**Bannister**

Approximate total area<sup>(1)</sup>  
1566 ft<sup>2</sup>

(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.

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

**Philip Bannister**  
Estate & Letting Agents