



**Petfield Drive, Hull, HU10 7ET**  
**£225,000**



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Platinum Collection

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This modern three bed semi detached house is situated on the ever popular ASPECT development built by the reputable builders Barratt Homes as part of the David Wilson group in approximately 2018, meaning that it still has some NHBC guarantee remaining. The main features to the ground floor include; entrance porch, cloakroom/w.c., lounge and fitted dining kitchen with French doors that open out to the GARDEN.

The first floor boasts three good bedrooms (master with En-suite shower room) and a family bathroom. Externally to the front is a low maintenance garden providing off road parking for two cars and the rear garden is enclosed to the boundary, mainly laid to lawn with decked seating area. The property must be viewed early to avoid any disappointment.



# Petfield Drive, Hull, HU10 7ET

## Key Features

- Modern Three Bed Semi
- Off Street Parking
- En suite shower room
- Modern Bathroom Suite
- Popular Location
- Lounge, Dining kitchen
- Cloakroom/w.c
- Rear Garden
- Early Viewing A Must



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **ANLABY**

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## **ENTRANCE HALL**

with double glazed door, laminate flooring, radiator and stairs to first floor.

## **CLOAKROOM/W.C.**

with two piece white suite, comprising wash hand basin, w.c., laminate flooring, radiator and xpelair.

## **LOUNGE**

15'11 x 12' (4.85m x 3.66m)

with double glazed window to the front elevation, laminate flooring and radiator.

## **DINING KITCHEN**

10'6 x 15' (3.20m x 4.57m)

with a range of high gloss base and wall units, laminate work surfacing, stainless steel sink unit, gas hob, electric oven, extractor hood, built in fridge and freezer, built in washing machine, boiler, radiator, laminate floor and double glazed window to the rear elevation, with double glazed french doors leading out to the rear decking area

## **LANDING**

with airing cupboard, radiator and access to roof void.

## **BEDROOM 1**

11'10 from front of wardrobes x 8'9 (3.61m from front of wardrobes x 2.67m)

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

## **EN-SUITE SHOWER ROOM**

4'6 x 8'6 max measurements (1.37m x 2.59m max measurements)

with three piece white suite, comprising shower in cubicle, wash hand basin, w.c., shower socket, vinyl floor covering, xpelair and double glazed window to the side elevation.

## **BEDROOM 2**

10'2 max measurements x 8'9 (3.10m max measurements x 2.67m)

with double glazed window to the rear elevation, radiator and built in wardrobes.

## **BEDROOM 3**

8'9 x 6'3 (2.67m x 1.91m)

with double glazed window to the front elevation and radiator.

## **BATHROOM**

5'7 x 6'3 (1.70m x 1.91m)

with three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, radiator, xpelair and double glazed window to the rear elevation.

## **EXTERNAL**

To the front of the property is a low maintenance front garden offering two parking spaces and to the rear is a lawn garden with decking area, flower and shrub borders and shed.

## **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.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**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 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

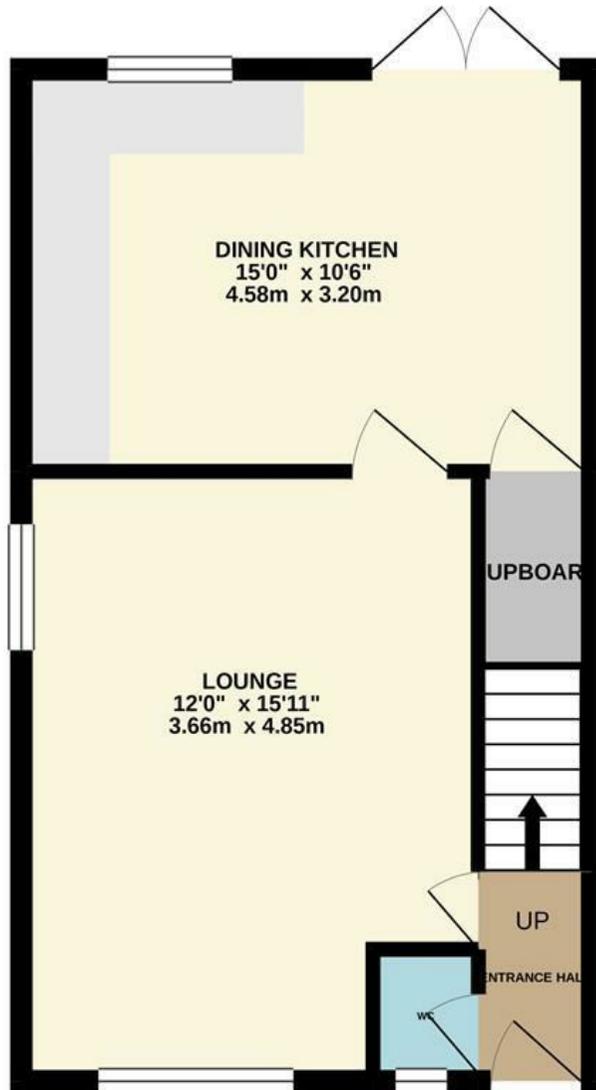
the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

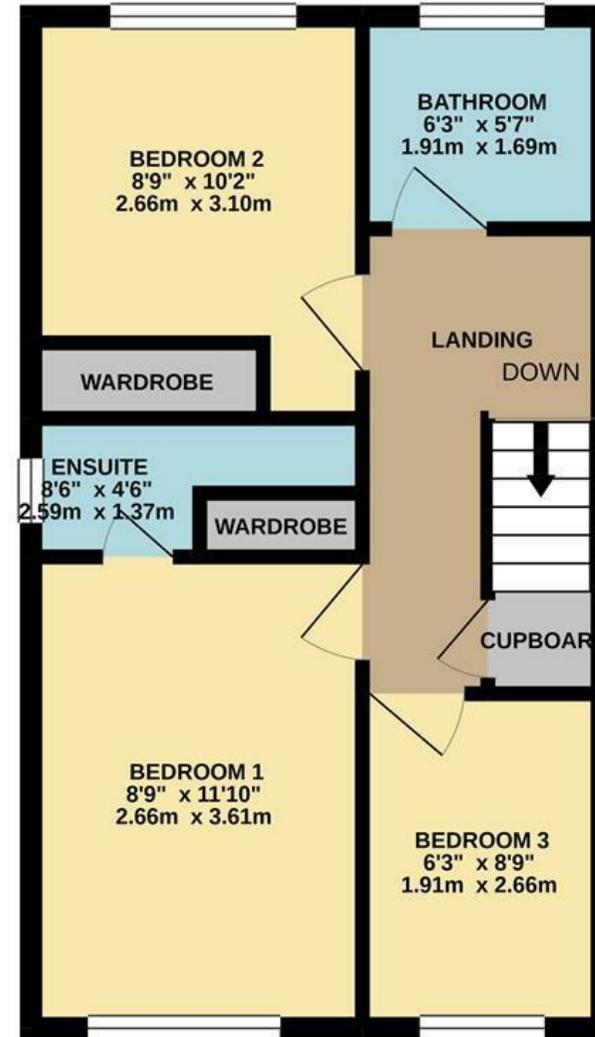




GROUND FLOOR



1ST FLOOR







**Philip**  
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Estate & Letting Agents

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Platinum Collection

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