



Oaklands Drive, Hull, HU10 6BJ
£390,000



Platinum Collection

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Part exchange chain break available on this fabulous 5 bedroom detached family home. This stunning home is located in a sought after area of Willerby and is not one to be missed. Benefitting from beautifully appointed and spacious accommodation throughout this property is ready and waiting for its next owner. 4 double bedroom, fabulous living dining kitchen.



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Key Features

- Detached Family Home
- 5 Bedrooms (4 Doubles)
- 3 Reception Areas
- Desirable Location
- Generous Living Space
- Garage
- Off-Street Parking
- EPC =
- Part Exchange / Chain Break Available



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

WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with stairs and cloakroom off.

CLOAKROOM

With low flush WC, wash hand basin and a window to the front elevation.

LIVING ROOM

11'3 x 19 into bay (3.43m x 5.79m into bay)

A generous bay fronted living room with feature fireplace, window to the side elevation, double doors from the Hallway and double doors leading to the Living/Dining Kitchen.

LIVING DINING KITCHEN

17'9 x 11'9 (5.41m x 3.58m)

A superb modern living dining kitchen. The kitchen benefits from light blue wall and base units, granite work surfaces with breakfast bar and a tiled

splashback. Integrated appliances include Electric Hob, Double Electric oven, Extractor Automatic Dishwasher and Wine Fridge. With ample space for dining and relaxing, French doors and a window to the rear elevation.

BREAKFAST ROOM

8 x 6'8 (2.44m x 2.03m)

A handy space ideal for a breakfast room with French doors to the rear garden and an arch leading to the Living Dining Kitchen.

UTILITY ROOM

8 x 7'6 (2.44m x 2.29m)

A handy area with white base units, laminated work surfaces with sink and drainer. Further plumbing for an Automatic washing machine.

FIRST FLOOR;

BEDROOM 1

11'3 x 10'3 (3.43m x 3.12m)

A bedroom of double proportions with fitted wardrobes and overhead cupboards, two windows to the front elevation, laminate wood flooring and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a walk-in shower, vanity wash hand basin and a low flush WC. Further benefitting from tiled flooring and walls, a heated towel rail and window to the side elevation.

BEDROOM 2

10'3 x 11'3 (3.12m x 3.43m)

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

BEDROOM 3

8 x 14'2 (2.44m x 4.32m)

A bedroom of double proportions with window to the front elevation.

BEDROOM 4

16'2 x 7'8 (4.93m x 2.34m)

A further double bedroom with 2 windows to the rear elevation.

BEDROOM 5

7'4 x 7'8 (2.24m x 2.34m)

A single bedroom with fitted wardrobes and a window to the front elevation.

BATHROOM

Fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights and a heated towel rail.

SHOWER ROOM

A fully tiled shower room with a three piece suite comprising of a shower enclosure, low flush WC and a wash hand basin.

EXTERNAL;

FRONT

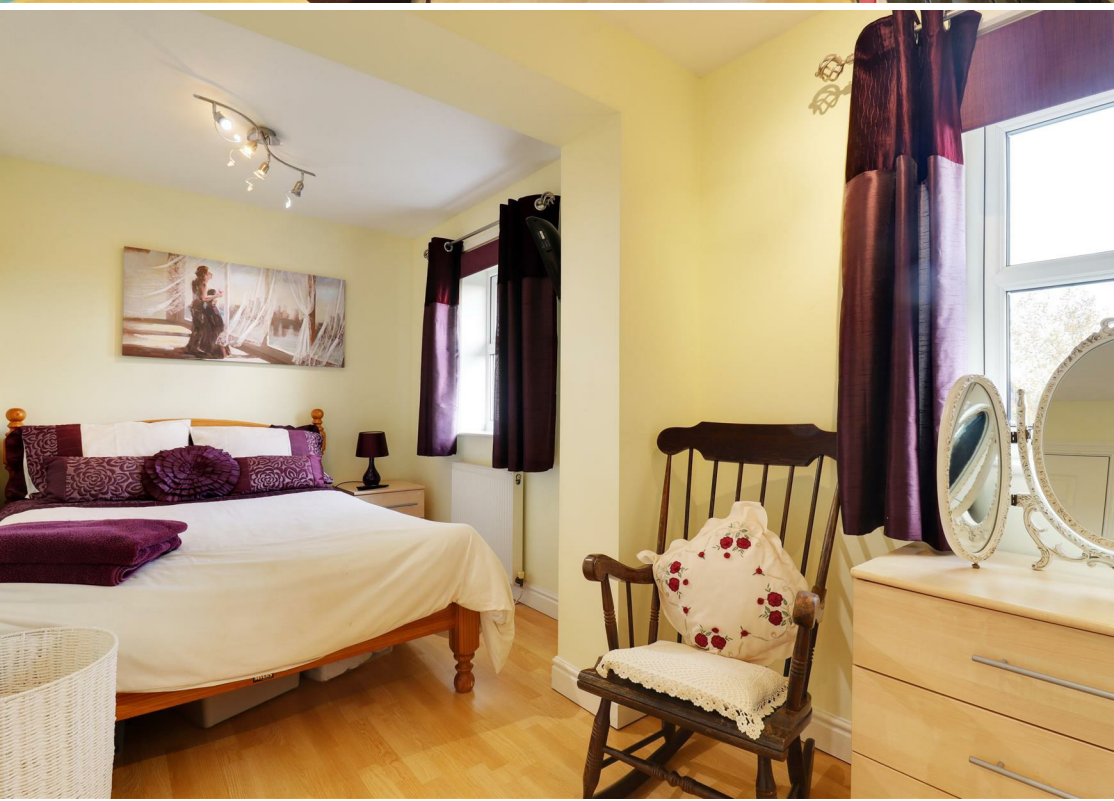
Laid mainly to lawn with brick-set driveway providing off-street parking.

REAR

With a shaped lawn, block paved patio and timber fencing.

GARAGE

Up and over door, light and power supply.



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 . (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.

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 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

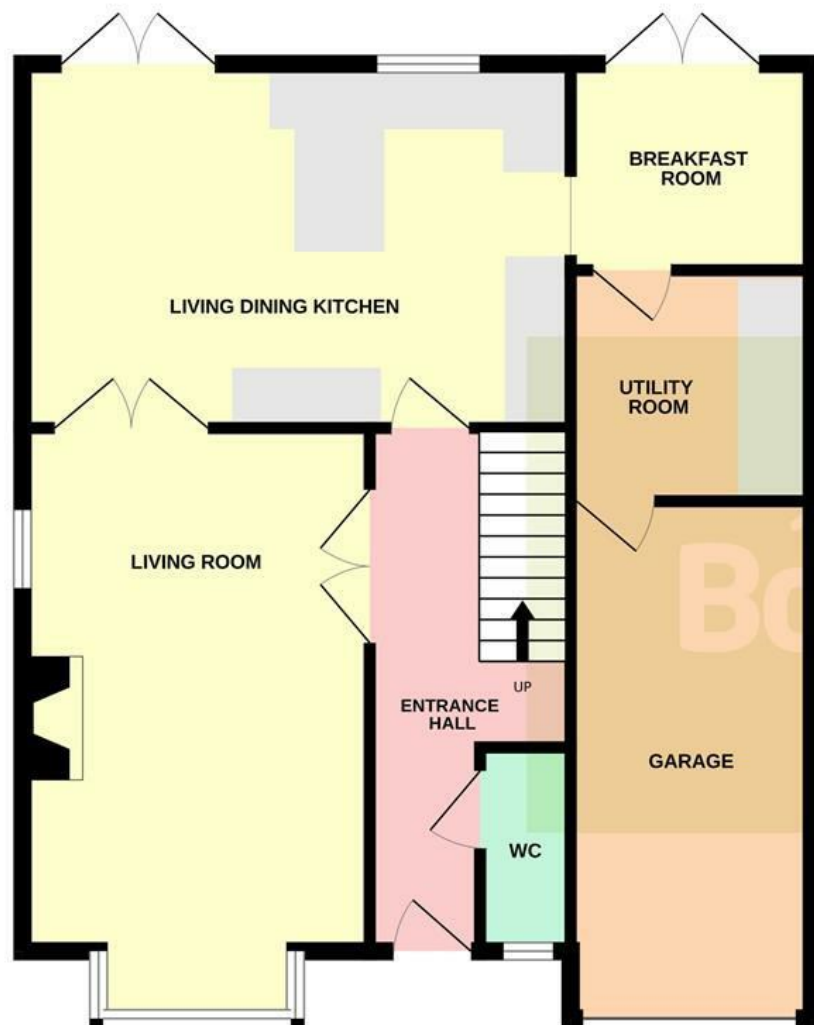
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed 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)

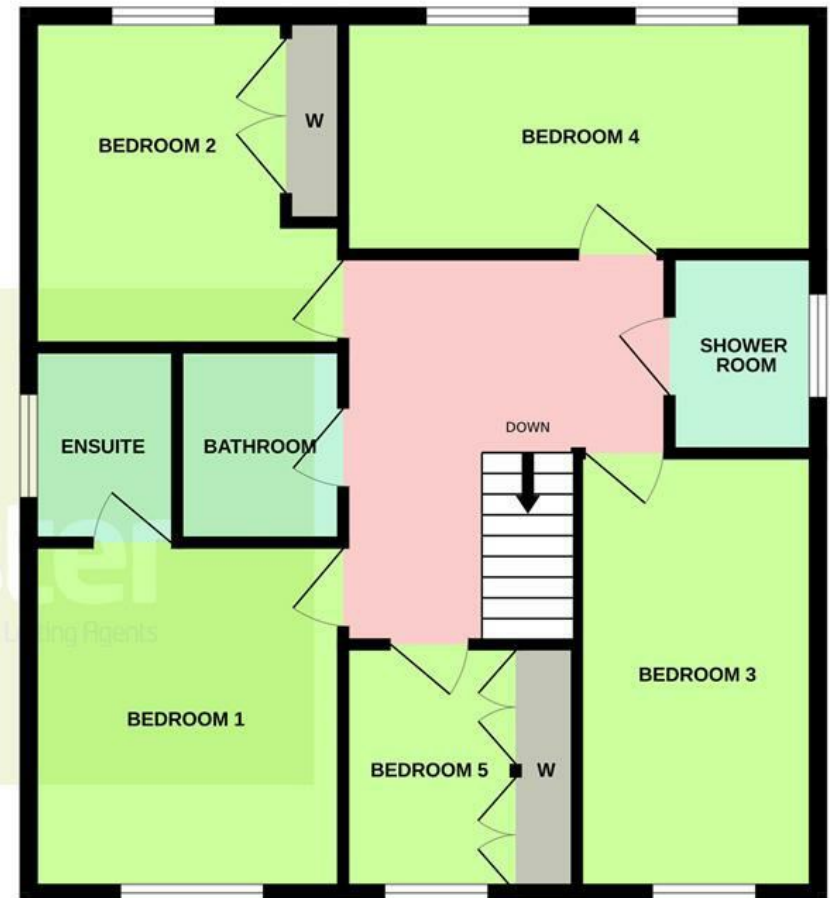




GROUND FLOOR



1ST FLOOR





Platinum Collection