



Four Acre Close, Hull, HU10 7JL  
Offers Over £260,000

Philip  
**Bannister**  
Estate & Letting Agents

# Four Acre Close, Hull, HU10 7JL

A delightful and light and airy, two double bedroom semi detached bungalow enjoys a delightful location with a fabulous garden to the rear. The property is conveniently located within a cul de sac location in this popular location of Kirk Ella. The property briefly comprises entrance hall, lounge, breakfast kitchen, conservatory/Sun room, Two double bedrooms, shower Room and good sized gardens to the front and rear with an extended driveway offering additional parking and garage. Early viewing is a must on this property to avoid any disappointment.

## Key Features

- Desirable Location in Kirk Ella
- Fabulous Semi Detached Bungalow
- Entrance Hall, Lounge, Breakfast Kitchen
- Two Double Bedrooms, Shower Room
- Garden Room, Driveway, Garage
- Fabulous Front and Rear Gardens
- Early Viewing Is 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	





## 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 HALL

with double glazed entrance door, radiator and access to roof void.

## LOUNGE

16'6 into bay x 11'9 (5.03m into bay x 3.58m)  
with double glazed angle bay to the rear elevation, two further double glazed windows to the side elevation, feature fireplace, gas fire and radiator.

## BREAKFAST KITCHEN

12'3 x 10'11 (3.73m x 3.33m)  
with a range of base and wall unit, laminate work surfaces, display cabinets, drawers, sink unit, electric oven and hob, extractor hood, vinyl flooring, plumbing for automatic washing machine, splash back tiling, radiator, double glazed window and door to:-

## CONSERVATORY/SUN ROOM

10'2 x 9'9 (3.10m x 2.97m)  
with radiator, double glazed windows and door leading out to the rear garden

## BEDROOM 1

12'10 x 11'9 (3.91m x 3.58m)  
with double window to the front elevation, radiator and two further double glazed windows to the side elevation.

## BEDROOM 2

12'9 x 10'11 (3.89m x 3.33m)  
with double glazed window to the front elevation, radiator and storage cupboard.

## SHOWER ROOM

6'6 x 6'4 (1.98m x 1.93m)  
with three piece white suite comprising shower, wash hand basin, w.c., tiled floor, splash back tiling, radiator and double glazed window to the side elevation.

## EXTERNAL

To the front of the property is a lawn garden with brick walling and fencing forming boundary a side driveway with additional parking leads to a garage. To the rear is a good sized garden which is mainly laid to lawn with raised patio area 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 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 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.

## 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.

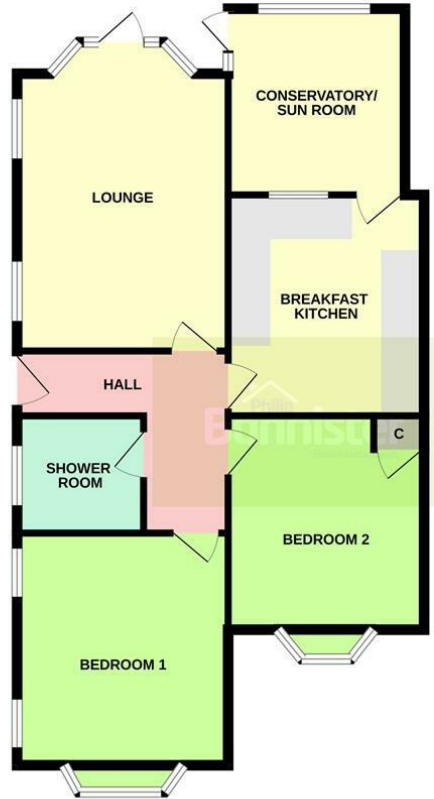
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

## TENURE.

We understand that the property is Freehold.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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