



Northfield Close, Hull, HU10 7DJ
£459,950



Platinum Collection

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£5000 TOWARDS DEPOSIT OR STAMP DUTY SUBJECT TO COMPLETION BEFORE THE END OF AUGUST.

Nestled within a private cul-de-sac, this detached superior home exudes an air of exclusivity and privacy. Boasting four spacious double bedrooms, each accompanied by its own en-suite, it promises luxurious comfort and convenience. The property features a well maintained private rear garden and ample off-street parking including a detached garage. Impeccably presented throughout, this residence is truly one not to miss.



Northfield Close, Hull, HU10 7DJ

Key Features

- Superior Detached Residence
- Rarely Available
- Private Cul-De-Sac
- 4 Double Bedrooms
- Flexible Living Accommodation
- Detached Garage
- Fantastic Rear Garden
- EPC =



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	

LOCATION

Built in 2013, this property is ideally located within a private cul-de-sac off Tranby Lane Anlaby. A fantastic and well sought-after area.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with two storage cupboards and staircase off.

BREAKFAST KITCHEN

11'8 x 11'6 (3.56m x 3.51m)

A fabulous breakfast kitchen with a range of cream gloss wall and base units, laminated work surfaces, a tiled splashback and a breakfast bar. Integrated appliances include 5 ring Gas Hob, Electric Double Oven, Fridge, under counter Freezer, Extractor Fan, Automatic Washing Machine, Automatic Dishwasher and a 1.5 stainless steel Sink Unit. Further benefitting from recessed spotlights, undercounter lighting, a storage cupboard and a window to the front elevation.

DINING ROOM

10'4 x 7'11 (3.15m x 2.41m)

A flexible reception space which can be utilised as a dining room or a further sitting room.

LIVING ROOM

18 x 11'4 (5.49m x 3.45m)

A generous living room with wall mounted electric fire, two vertical radiators and French doors to the rear elevation.

BEDROOM 3

12'9 x 11'3 max (3.89m x 3.43m max)

A bedroom of double proportions with a window to

the rear elevation, fitted double wardrobe and access to the Jack and Jill en-suite/family bathroom.

EN-SUITE / FAMILY BATHROOM

9'4 x 8'9 max (2.84m x 2.67m max)

A spacious family bathroom with a three piece suite comprising of a panelled bath with overhead shower, a wash hand basin and a low flush WC. Further benefitting from a heated towel rail, recessed spotlights, fitted storage cabinet and a window to the rear elevation.

BEDROOM 4

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

A flexible double bedroom that could also double up as a further reception room with bay window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower cubicle, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail, recessed spotlights, a window to the side elevation, splash back tiling and a fitted storage cabinet.

FIRST FLOOR;

With landing space ideal for a home office with Velux to rear and a dormer window to the front elevation.

BEDROOM 1

14'7 x 15'10 max (4.45m x 4.83m max)

A superior master bedroom with 3 sets of fitted wardrobes, recessed spotlights, a dormer to the front elevation, access to the eaves storage a loft hatch and access to the en-suite shower room.

EN-SUITE

With a three piece suite comprising of a shower

cubicle, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail, recessed spotlights, a window to the side elevation, splash back tiling and a fitted storage cabinet.

BEDROOM 2

11'11 x 11'6 (3.63m x 3.51m)

A bedroom of double proportions with a variety of fitted furniture including wardrobes and chest of drawers, further benefitting from access to the eaves storage, Velux window to the front elevation.

EN-SUITE

With a three piece suite comprising of a shower cubicle, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail, recessed spotlights, a window to the side elevation, splash back tiling and 2 fitted storage cabinets.

EXTERNAL;

FRONT

To the front of the property is a brick-set driveway providing ample off-street parking for multiple vehicles and a well maintained shaped lawn.

REAR

A fabulous landscaped rear garden with various patio area, bedding plants and a variety of fruit trees including apples, cherries, plums as well as plants for raspberries, blackberries, strawberries and rhubarb.

GARAGE

A detached single garage with electric roller 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 F (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 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

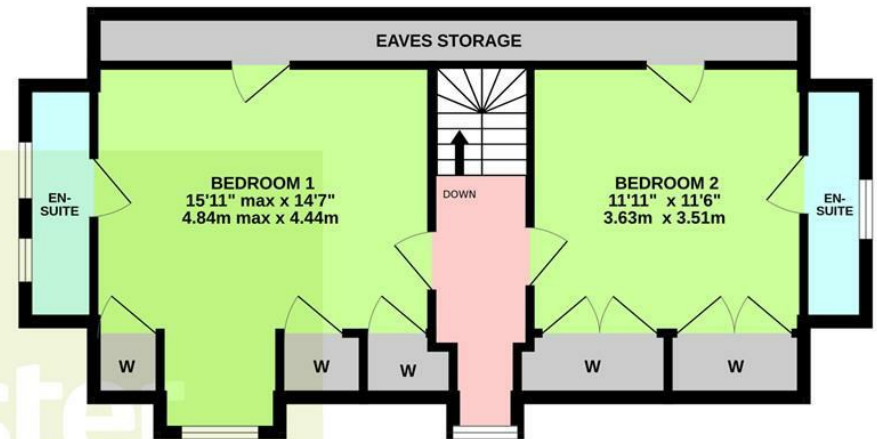




GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

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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