



Dalesway, Hull, HU10 7NE
Offers In The Region Of £218,000

Philip
Bannister
Estate & Letting Agents

Dalesway, Hull, HU10 7NE

A lovely Three bedroom semi detached house in the popular location of Kirk Ella Internal viewing comes highly advised with a strong demand anticipated. The property falls within the catchment area for good primary and secondary schools and is offered with no chain involved, The property briefly comprises Entrance hall, Through Lounge/Dining Area, Fitted Kitchen, Landing, Three double Bedrooms and Family Bathroom. Outside are pleasant gardens to the front and Rear and driveway with Garage. Early viewing is an absolute Must

Key Features

- Popular Location with Good Amenities
- Three Double Bedrooms, Family Bathroom
- Open plan Lounge/ Dining Area
- Fitted Kitchen, Gardens Front And Rear
- Driveway An Garage, Early Viewing Is A Must
- No Chain Involved
- EPC = D

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (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 | |





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

double glazed entrance door, double glazed window to side elevation, laminate flooring.

LOUNGE/DINING AREA

23'1" x 11'10" (7.04m x 3.61m)

with double glazed window to the front elevation, laminate flooring, feature fireplace, stairs to first floor and double glazed French style doors onto the rear garden

KITCHEN

12'11 x 8'8 (3.94m x 2.64m)

Fitted with a selection of Shaker style wall and base units with contrasting work surfaces, with breakfast bar area, composite sink with mixer tap, ceramic hob with extractor above and electric oven. tiling to floor coverings and double glazed window to the rear elevation and double glazed door.

LANDING

with storage cupboard and shelving, and access to a loft area with pull down ladder.

BEDROOM 1

15'0" max measurement x 11'11" (4.57m max

measurement x 3.63m)

with double glazed window to the front elevation and radiator.

BEDROOM 2

16'2" max measurement x 7'6 (4.93m max

measurement x 2.29m)

with double glazed window to the rear elevation and radiator.

BEDROOM 3

12'2" x 8'1 (3.71m x 2.46m)

with double glazed window to the front elevation and radiator.

BATHROOM

with a four piece white comprising of panelled bath, freestanding shower cubicle, low flush w.c and pedestal wash hand basin, with tiled walls, double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is a driveway to a single garage with up and over door with personnel access door to side, also to the front is a lawn garden with steps leading down to the property entrance, and established hedged and planted border boundaries. To the rear is a lovely pleasant lawn garden with patio area, could water tap and fencing and hedging forming boundary and 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 OR The property has the benefit of sealed unit double glazing.

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 . (East Riding Of Yorkshire/ Hull City 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

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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 £120 Hamers£100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.



GROUND FLOOR

1ST 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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