



Kerry Drive, Kirk Ella, HU10 7NB
£288,950

Philip
Bannister
Estate & Letting Agents

Kerry Drive, Kirk Ella, HU10 7NB

This three bedroom family home has been transformed by its current owner and vastly extended to create a simply sensational modern home. Leaving no stone unturned, this property is now ready and waiting for its next owner. Benefitting from generous and open space to the ground floor with tonnes of added extras, to well proportioned bedrooms and a fabulous bathroom to the first floor. Externally the property has so much to offer with a very sizeable landscaped rear garden and a driveway to the front of the property providing off-street parking for multiple vehicles. This will not hang around for long, act fast.

Key Features

- Open Plan
- Modern Home
- Delightfully Presented Throughout
- Stunning Kitchen Extension
- Fabulous Rear Garden
- Off-Street Parking
- Contemporary Bathroom
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(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

Providing access to the accommodation.

OPEN PLAN LIVING / DINING ROOM

22'4 x 19'11 (6.81m x 6.07m)

A wonderful open plan space with ample space for both living and dining, a bespoke media wall with ample storage cupboards, built in electric fire and feature wall panelling. Further benefitting from 'Amtico' flooring, recessed spotlights, a window to the front elevation and open to the Kitchen.

BREAKFAST KITCHEN

18'2 x 11'6 (5.54m x 3.51m)

A fabulous modern kitchen with grey shaker wall and base units, kitchen island with breakfast bar, quartz work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Inset Extractor, Automatic Dishwasher and a Microwave. Further benefitting from bi-folding rear doors, a sky lantern, recessed spotlights, 'Amtico' flooring and a vertical radiator.

UTILITY ROOM

7'3 x 8'2 (2.21m x 2.49m)

A handy addition with grey shaker wall and base units, laminated work surface with upstand a storage cupboard and access to the WC.

WC

With low flush WC.

FIRST FLOOR;

BEDROOM 1

14'10 x 11'11 max (4.52m x 3.63m max)

A bedroom of double proportions with feature wall panelling, ceiling fan, a fitted dressing table and a window to the front elevation.

BEDROOM 2

11'9 x 8'3 (3.58m x 2.51m)

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

BEDROOM 3

13'9 max x 7'9 (4.19m max x 2.36m)

A generous bedroom with fitted wardrobes and chest of drawers, window to the rear elevation.

BATHROOM

Stunning newly fitted, fully tiled bathroom suite with panelled bath and overhead shower, his and hers vanity wash had basins and a concealed cistern WC. Further benefitting from wall mounted storage cupboard, recessed spotlights, heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

A driveway for 2 vehicles.

REAR

A generous rear garden with block paved patio area, raised sleeper beds, shaped lawn and further patio area with pergola, fitted seating and a fire pit.

STORE

With light and power supply and a roller door.

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.

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

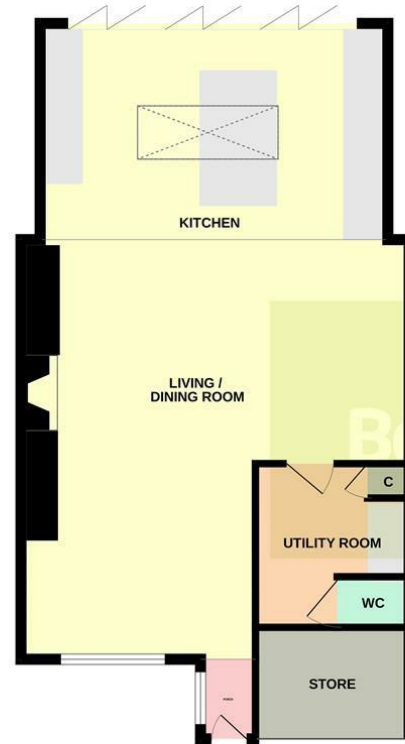
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or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should 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



KERRY DRIVE, KIRKELLA

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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