



Heathcote Close, Hull, HU10 7EX

Offers Over £460,000



Platinum Collection

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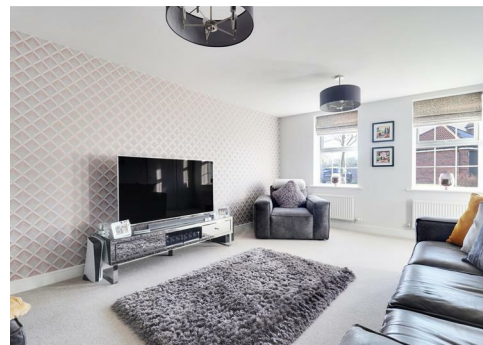
This superior detached double-fronted home is situated in an exclusive cul-de-sac in a sought-after development within Anlaby. Boasting a spacious and thoughtfully designed layout, the property features a living dining kitchen area, perfect for modern family living, alongside two additional reception rooms for further space. With four generously sized double bedrooms, the home offers ample space for comfortable living. Externally, the property benefits from a beautifully landscaped rear garden, a side driveway and a garage, providing both convenience and kerb appeal.



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Key Features

- Superior Detached Home
- Superbly Presented Throughout
- Landscaped Rear Garden
- Stunning Living Dining Kitchen
- Desirable Location
- Spacious Living Accommodation
- 3 Reception Rooms
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	86	
(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	

ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with window to the front elevation and tiled flooring.

CLOAKROOM

With low flush WC and a wash hand basin, partially tiled walls and tiled flooring.

LIVING ROOM

17'3 x 12'9 (5.26m x 3.89m)

A generous living space with two windows to the front elevation.

SITTING ROOM / OFFICE

10'5 x 9'3 max (3.18m x 2.82m max)

A handy and versatile reception space currently utilised as a work from home office with a window to the front elevation.

LIVING DINING KITCHEN

30'6 x 14'1 max (9.30m x 4.29m max)

The hub of the home. This fabulous open plan space is ideal for modern living with ample room for the whole family. Benefitting from a sitting area with

French doors overlooking the rear garden, a dining area also with French doors to the rear garden and a fabulous contemporary kitchen with porcelain tiled flooring throughout. The kitchen benefits from grey gloss wall and base units, quartz work surfaces and kitchen island with breakfast bar and integrated Fridge. Further integrated appliances include a 5 Ring Gas Hob, Extractor Canopy, Wine Cooler, Fridge/Freezer and an Automatic Dishwasher.

UTILITY ROOM

6'9" x 5'3 (2.06m x 1.60m)

With a comprehensive range of wall and base units, laminated worksurfaces and splashback. Benefitting from space for a Washing Machine, space for further appliances, porcelain tiled flooring and a door to the side elevation.

FIRST FLOOR;

BEDROOM 1

14'2 x 13'5 (4.32m x 4.09m)

A superb master bedroom suite with fitted wardrobes, access to the en-suite and 2 windows to the rear elevation.

EN-SUITE

With a four piece suite comprising of a panelled bath, shower enclosure, low flush WC and a wash hand basin, Further benefitting from partially tiled walls, recessed spotlights, a heated towel rail and a window to the rear elevation.

BEDROOM 2

11'2" x 11'7 (3.40m x 3.53m)

A double bedroom with fitted wardrobes and 2 windows to the front elevation.

BEDROOM 3

12'8 x 12'2 (3.86m x 3.71m)

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

BEDROOM 4

11'3 x 12'2 (3.43m x 3.71m)

A double bedroom with two windows to the front elevation.

BATHROOM

With a four piece suite comprising of a panelled bath, shower enclosure, low flush WC and a wash hand basin. Further benefitting from partially tiled walls, recessed spotlights, a heated towel rail and a window to the side elevation.

EXTERNAL;

FRONT

With shaped lawn, 2 flagged paths and a tarmac side driveway providing ample off-street parking.

REAR

Superbly landscaped rear garden with 2 patio areas, shaped lawn, timber fencing, garden shed, external lights to the rear of the house and fencing and power sockets.

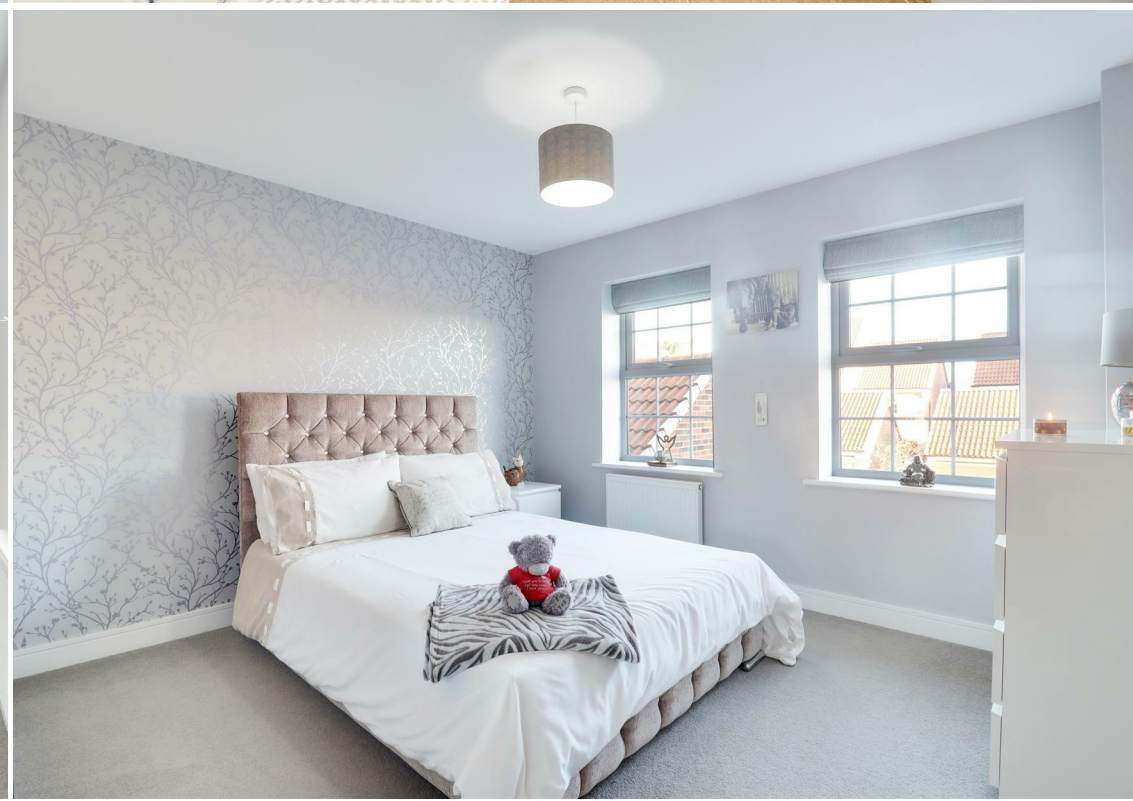
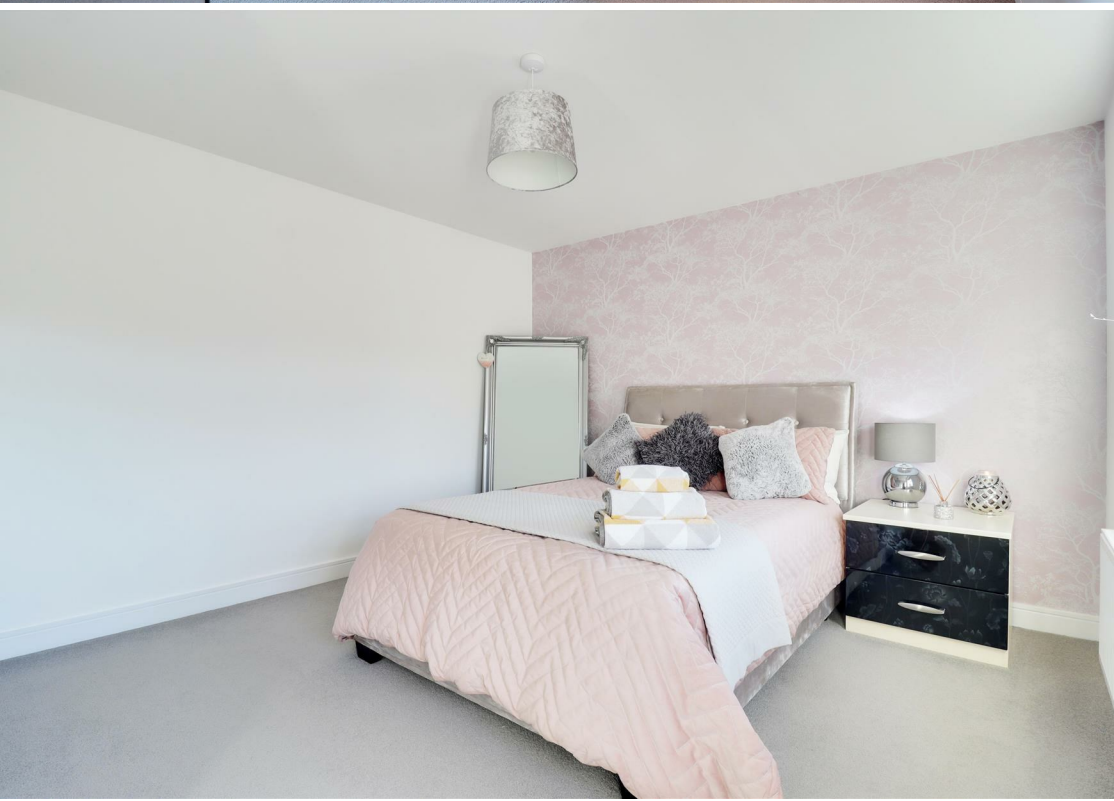
GARAGE

Detached single garage with up and over door, light and power supply and boarded roof space for further storage.

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.

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

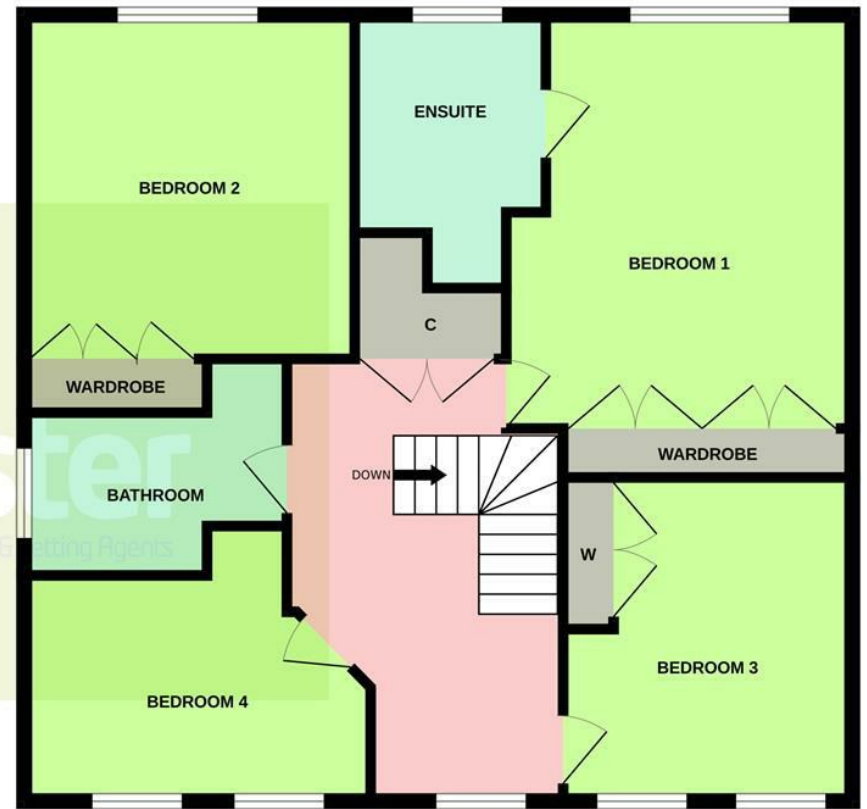




GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 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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