



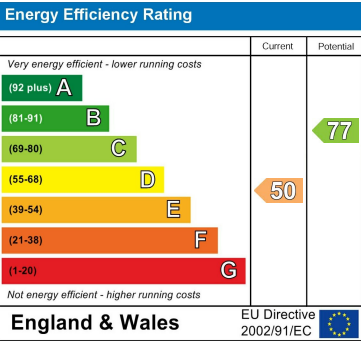
Braids Walk, Kirk Ella, HU10 7PB
£365,000


**Philip
Bannister**
Estate & Letting Agents

Braids Walk, Kirk Ella, HU10 7PB

Key Features

- NO CHAIN
- Spacious 5 Bedroom Home
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- Corner Position With South Westerly Garden
- Driveway, Garage & Carport
- Gardens To Front, Side & Rear
- Popular Location
- EPC = TBC
- Council Tax = F



This spacious detached family home enjoys a desirable corner position with a south-westerly rear garden and is available with no onward chain. The property presents a fantastic opportunity to personalise and create a dream home in a sought-after location. The welcoming entrance hall, accessed via an entrance lobby, features a turning staircase leading to the first floor. The ground floor boasts a versatile layout, including a generous lounge, a formal dining room, a study, a kitchen with an adjoining rear lobby. A convenient shower room completes the ground floor accommodation.

Upstairs, the property offers five bedrooms, with the principal bedroom providing ample space to be transformed into a luxurious suite, subject to any necessary alterations. Bedroom three benefits from a private balcony, perfect for enjoying morning coffee or evening relaxation, while the family bathroom serves the bedrooms. Outside, the home has gardens on three sides, a driveway leads to both a garage and a carport, ensuring ample parking and storage.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

A solid timber entrance door allows access to the lobby. An internal door leads to:

ENTRANCE HALL

With a turning staircase, parquet style flooring and a useful storage cupboard.

LOUNGE

19'4 x 12'9 (5.89m x 3.89m)

A spacious lounge with a feature fireplace and three windows across two elevations.

DINING ROOM

9' x 10'9 (2.74m x 3.28m)

Positioned off the lounge, with windows to two elevations and a door leading to the side patio.

KITCHEN

8'8 x 10'8 (2.64m x 3.25m)

Fitted with a comprehensive range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, double oven/grill, ceramic hob beneath an extractor hood, fridge freezer and washing machine. There is a door leading to the rear lobby.

STUDY

7'4 x 8'9 (2.24m x 2.67m)

A versatile study with a window to the front elevation.

SHOWER ROOM

7'5 x 7' (2.26m x 2.13m)

Fitted with a three piece suite comprising WC, wall hung wash basin and a shower cubicle. There are two windows to the rear and half tiled walls.

FIRST FLOOR

LANDING

Allowing access to the first floor accommodation.

BEDROOM 1

15'7 extending to 22'8 x 19'1 (4.75m extending to 6.91m x 5.82m)

A large primary bedroom which has been previously utilised as a first floor reception room. There are windows to three elevations and a feature brick sett fireplace.

BEDROOM 2

11'5 x 11'8 (3.48m x 3.56m)

A second bedroom with fitted wardrobes and windows to two elevations.

BEDROOM 3

8'9 x 12'9 (2.67m x 3.89m)

With fitted wardrobes, windows to two elevations and a door leading to a balcony.

BEDROOM 4

7'6 x 12'9 (2.29m x 3.89m)

With a window to the side elevation.

BEDROOM 5

8' x 8'9 (2.44m x 2.67m)

With a window to the front elevation.

BATHROOM

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

Fitted with a three piece suite comprising WC, wall

hung wash basin and a panelled bath. There is tiling to the walls, a window to the rear elevation and a built-in cupboard.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a low level wall to the front boundary. The front garden continues to the side of the property with a lawn, planting beds and low level walling.

REAR

The rear garden is mainly laid to lawn, there is a patio to the side of the property with low level wall.

DRIVEWAY, GARAGE & CARPORT

To the front of the property there is a driveway which provides excellent off street parking and leads to an integral garage and a carport.

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 PVC double glazed frames and timber frames to the entrance door.

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). We would recommend a purchaser make their own enquiries to verify this.

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.

UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

PROBATE

The sale of the property is subject to the grant of probate, which may affect completion times.

VIEWINGS

Strictly by appointment with the sole agents.

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 in-house 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.

AGENT 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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

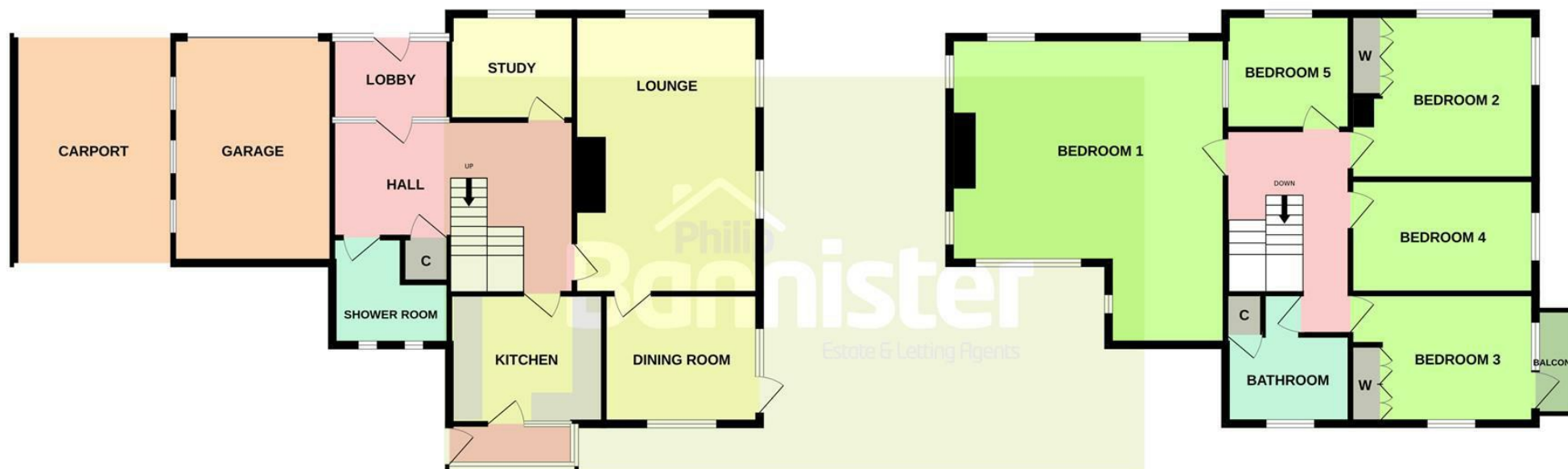






GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.

1ST FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.7 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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