



**Glenfield Drive, Kirk Ella, HU10 7UL**  
**£430,000**





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Platinum Collection

## **Glenfield Drive, Kirk Ella, HU10 7UL**

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Situated in the highly sought-after village of Kirk Ella, this impressive detached four-bedroom family home offers generous and versatile living space, perfect for modern family life. The property features well-proportioned bedrooms, while the spacious reception areas create a welcoming atmosphere for entertaining or relaxation. Externally, the home benefits from ample off-street parking, a double garage, and a delightful rear garden, ideal for outdoor enjoyment. With its desirable location and excellent amenities nearby, this is a wonderful opportunity to secure a fantastic family home in a prestigious setting.





# Glenfield Drive, Kirk Ella, HU10 7UL

## Key Features

- Detached Family Home
- Generous Living Accommodation
- Extended to the Rear
- Ample Off-Street Parking
- Double Garage
- Highly Desirable Location
- Rarely Available
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

### WC

With a low flush WC, a wash hand basin, tiled flooring, partially tiled walls, a heated towel rail and a window to the side elevation.

### LIVING ROOM

19'2 x 10'10 (5.84m x 3.30m )

An extremely generous living space with a feature fireplace housing an electric fire and a window to the front elevation.

### DINING KITCHEN

19'10 x 11'8 (6.05m x 3.56m )

A fantastic dining kitchen with shaker style wall and base units, laminated work surfaces with breakfast bar and a tiled splashback. Integrated appliances include an Electric Hob, Electric Double Oven, Extractor and an Automatic Dishwasher. Further benefitting from ample dining space, recessed spotlights, a window and door to the rear elevation.

## UTILITY ROOM

9'8 x 5'5 (2.95m x 1.65m )

With wall and base units, laminated work surfaces, plumbing for an Automatic Washing Machine and space for a Tumble Dryer. Further benefitting from a window to the rear elevation and a door to the side elevation.

## GARDEN ROOM

12'1 x 11'10 (3.68m x 3.61m )

A fabulous extension providing further reception space with a dual fuel burning stove, a sky lantern, two windows to the rear elevation and French doors to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

12'4 x 9'6 (3.76m x 2.90m )

A double bedroom with a variety of fitted furniture including wardrobes, overhead cupboards, bedside tables, dressing table and chest of drawers. Further benefitting from recessed spotlights, a window to the front elevation and access to the en-suite.

### EN-SUITE

Fully tiled en-suite with a three piece suite comprising of a shower enclosure, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail a window to the side elevation and recessed spotlights.

### BEDROOM 2

10'3 x 9'8 (3.12m x 2.95m )

A bedroom of double proportions with fitted wardrobes and a desk, with a window to the rear elevation.

## BEDROOM 3

6'10 x 10'3 (2.08m x 3.12m )

A generous bedroom with a fitted wardrobe, bed frame and desk, window to the rear elevation.

## BEDROOM 4

6'10 x 8'11 (2.08m x 2.72m )

A single bedroom with recessed spotlights and a window to the rear elevation.

## BATHROOM

A fully tiled bathroom with a three piece suite comprising of a tiled bath with overhead electric shower, a vanity wash hand basin and WC. Further benefitting from a heated towel rail and a window to the side.

## EXTERNAL;

### FRONT

A brick-set driveway providing off-street parking for multiple vehicles.

### REAR

Superb rear garden with raised patio area, a shaped lawn and timber fencing.

## GARAGE

Integral Double garage with electric up and over door, light and power supply, door to the rear elevation.

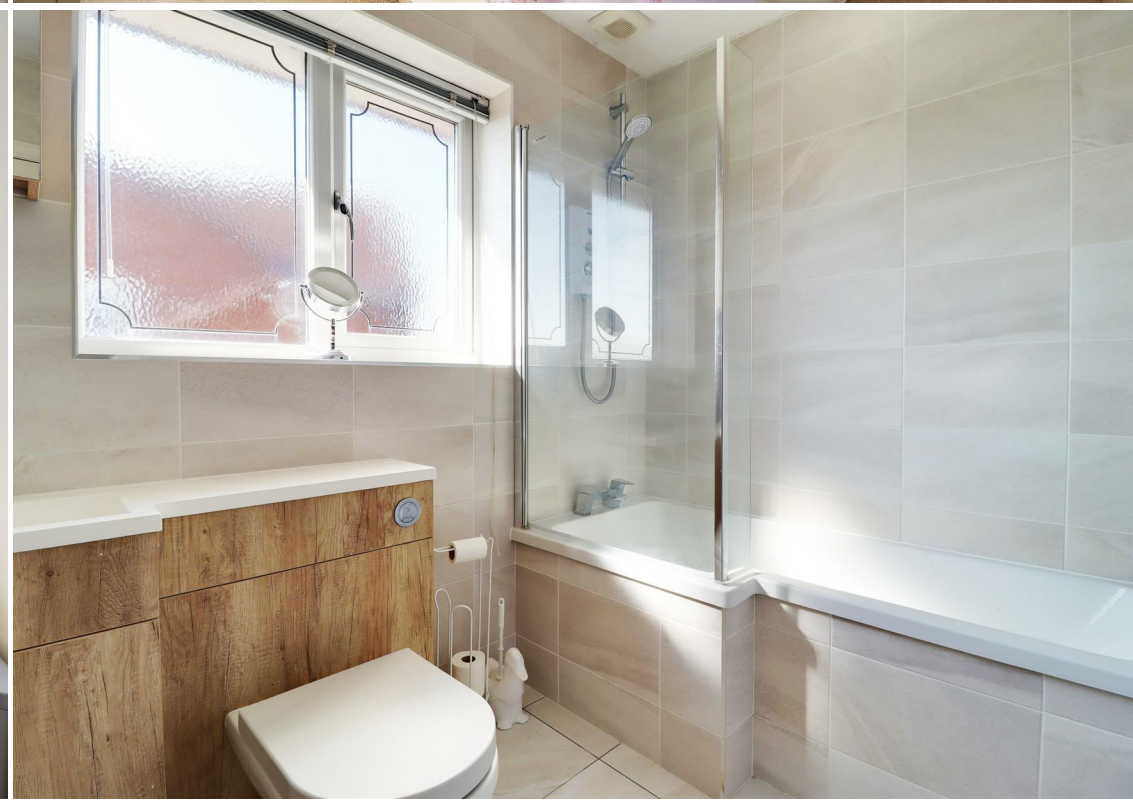
## GENERAL INFORMATION

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.

## TENURE

We understand that the property is Freehold. / Leasehold

## 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

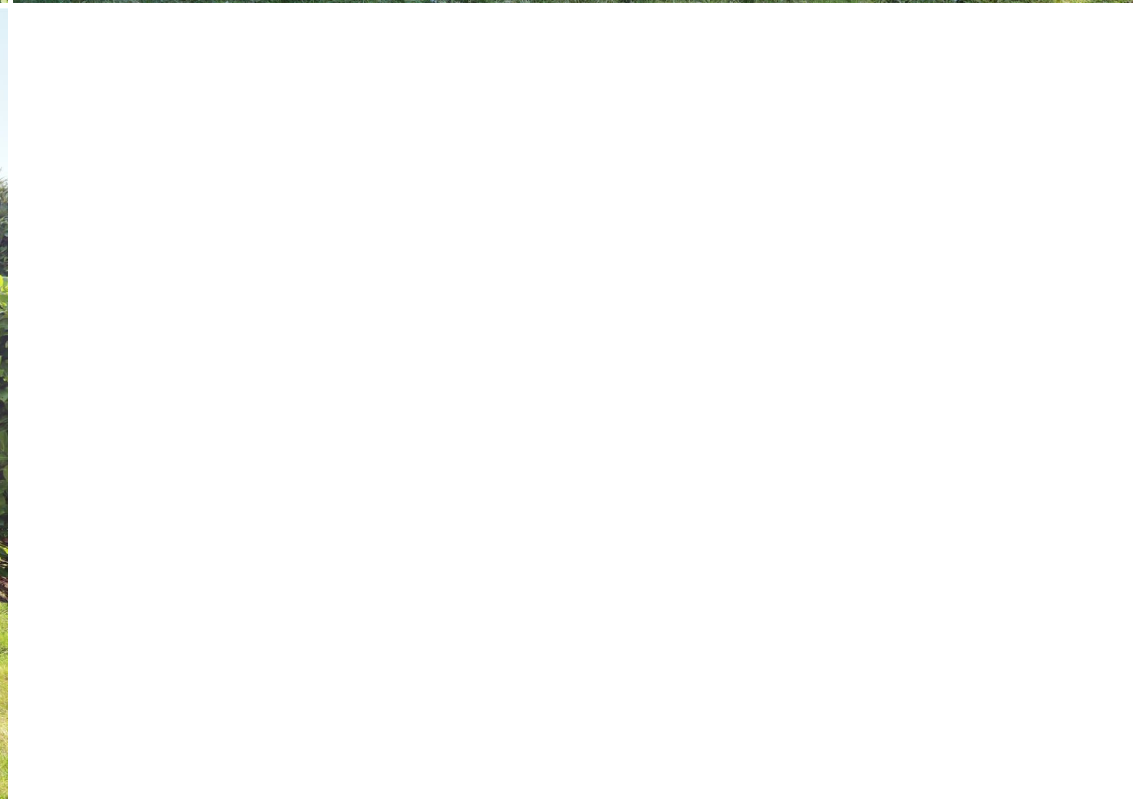
the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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)



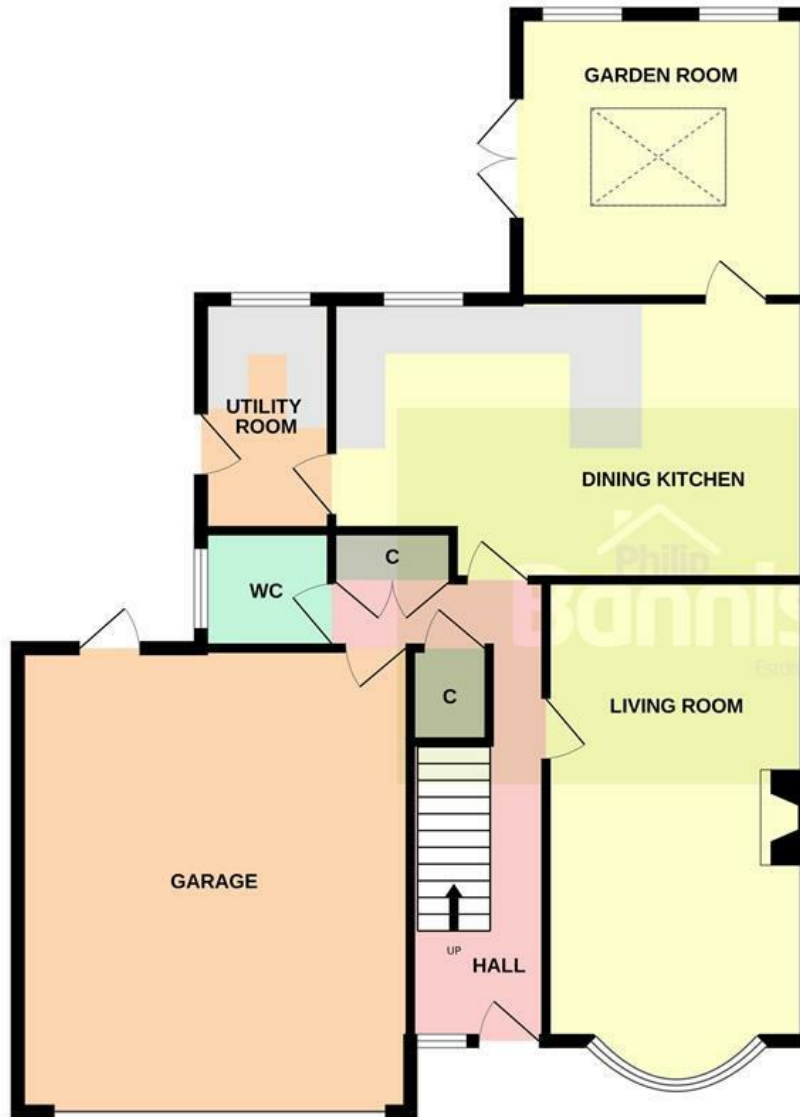








GROUND FLOOR



1ST FLOOR











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