



**The Close, Hull, HU10 6JE**  
**£375,000**





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Platinum Collection

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Situated in a highly desirable cul-de-sac within Willerby, this spacious detached dormer bungalow offers over 1,500 sq. ft of well-appointed accommodation. Boasting four generously sized double bedrooms and two shower rooms, the property provides versatile living space ideal for families or downsizers alike. Externally, a delightful rear garden offers a peaceful retreat, while the side drive and double garage with electric door, provide ample off-street parking and storage. The property also has solar panels (please call the office for further information).





# The Close, Hull, HU10 6JE

## Key Features

- Rarely Available
- Superb Detached Dormer Bungalow
- 4 Double Bedrooms
- 2 Shower Rooms
- Generous and Spacious Living Accommodation
- Off-Street Parking + Garage
- Desirable Location
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **WILLERBY**

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation with stairs off.

### **DINING KITCHEN**

20'9 x 9'7 (6.32m x 2.92m )

### **LIVING ROOM**

24 x 11'11 + bay (7.32m x 3.63m + bay)

An extremely spacious living room with bay window to the rear elevation.

### **CONSERVATORY**

10'4 x 8'11 (3.15m x 2.72m )

A superb addition to the property providing further reception space with windows to the three elevations and a door to the rear garden.

### **WET ROOM**

With a three piece suite comprising of a walk-in

shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled walls and a window to the rear elevation.

### **BEDROOM 1**

12 x 11'7 (3.66m x 3.53m )

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

### **BEDROOM 2**

12 max x 9'10 (3.66m max x 3.00m )

A further double bedroom with window to the rear elevation.

## **FIRST FLOOR;**

### **BEDROOM 3**

15'8 + wardrobes x 13 + bay (4.78m + wardrobes x 3.96m + bay )

An exceptionally generous double bedroom with bay window to the front elevation and a walk-in wardrobe and storage to eaves.

### **BEDROOM 4**

13 + bay x 11'10 (3.96m + bay x 3.61m)

Another double bedroom with bay window to the front elevation, storage to eaves and fitted wardrobes.

### **SHOWER ROOM**

With a four piece suite comprising of a shower closure, a low flush WC, a wash hand basin and a bidet. Further benefitting from tiled walls and a Velux window.

## **EXTERNAL;**

### **FRONT**

With open lawn area, various shrubs and flowerbeds, brick-set footpath and side drive providing off-street parking for multiple vehicles.

## **REAR**

A pleasant rear garden with shaped lawn with shrub borders, timber fencing, patio area and a greenhouse.

## **DOUBLE GARAGE**

With up and over door, light and power supply.

## **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 E . (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 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)

### SOLAR PANEL INFORMATION

The seller has informed us that the solar panels are fully owned and if any further information is required with regards to the solar panels please contact the office.

### AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and

relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.











GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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