



**Mill Lane, Hull, HU10 7JW**  
Asking Price £350,000



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Platinum Collection

## Mill Lane, Hull, HU10 7JW

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Situated in the charming village of Kirk Ella, Hull, this delightful detached bungalow on Mill Lane offers a unique blend of comfort and character. With its quirky design, this property is sure to capture the hearts of those seeking a distinctive home.

Upon entering, you are welcomed by a spacious entrance porch and hall that leads to two inviting reception rooms. The well-appointed kitchen is complemented by a convenient utility area, ensures that all your culinary needs are met.

This bungalow boasts two generous double bedrooms, The main bathroom is thoughtfully designed, and there is an additional separate w.c.. A fixed staircase leads to several loft areas, which offer potential for further development or simply extra storage space.

Outside, the property features parking for up to three vehicles, making it practical for families or those who enjoy hosting visitors. The location is truly fabulous, situated in the popular Kirk Ella village, known for its friendly community and local amenities.

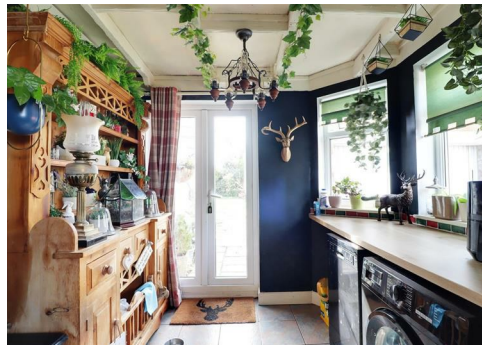
This quirky detached bungalow is a rare find,. Whether you are looking to downsize, or searching for a unique property, this bungalow is well worth a visit. Don't miss the opportunity to make this charming residence your own.



# Mill Lane, Hull, HU10 7JW

## Key Features

- An amazing Sized Detached Bungalow
- Excellent Location In The Popular Village Of Kirk Ella
- Entrance Porch & Hall, 2 Reception Rooms
- Kitchen, Utility Lobby, Two Double bedrooms
- Shower Room, Separate W.c., Storage Areas To The Loft and Bathroom
- Gardens Front & Rear, Driveway And Garage
- Early Viewing Is A Must
- EPC = D



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>		76
(55-68) <b>D</b>	56	
(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	

## 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 PORCH

with double glazed door and windows and tiled floor.

### ENTRANCE HALL

with glazed door and screen to side and fixed staircase which leads to four separate loft areas.

### LOUNGE

14'1 x 17'10 (4.29m x 5.44m)

with double glazed windows to the front and side elevation. fireplace with living flame gas fire, panelled walls and Delft shelf and radiator,

### DINING ROOM

10'7 x 9'9 (3.23m x 2.97m)

with double glazed window to the side elevation, wood effect flooring and double doors to lounge.

### KITCHEN

11'10 x 9'8 (3.61m x 2.95m)

With a range base and wall units, with fitted contrasting work surfaces, 1 and 1/2 bowl single drainer sink unit, tiled floor, ornamental beams,

breakfast bar, Range cooker and hood, double glazed window to the side elevation

### UTILITY AREA

6'4 max measurement x 8'1 (1.93m max measurement x 2.46m)

with fitted worktop with tiled floor, sealed unit double glazed window to the side elevation, plumbing for automatic washing machine, dishwasher, French doors to rear garden.

### BEDROOM 1

11'11 x 15'10 max measurement (3.63m x 4.83m max measurement)

with double glazed patio doors enjoy secluded views of the rear garden and a range of fitted wardrobes.

### BEDROOM 2

39'4"29'6" max measurements x 29'6"26'2" from fr (12'9 max measurements x 9'8 from front of wardrobe)

with double glazed window to side and front elevation elevation and a range of fitted wardrobes.

### SHOWER ROOM

6'4 x 6'5 (1.93m x 1.96m)

With a two piece suite, comprising shower in cubicle, decorative wash basin, splash back tiling, double glazed window to the side elevation,

### SEPARATE W.C.

with w.c. and double glazed window to the side elevation.

### FIXED STAIRCASE TO STORAGE AREAS AND A FURTHER BAT

fixed staircase to several storage areas and a further bathroom with three piece suite, comprising corner

bath, wash hand basin, w.c., splash back tiling and velux window

## OUTSIDE

The property has excellent car parking facilities to the front and attractive lawn garden with mature flower borders. At the rear is an excellent and secluded lawn garden with paved seating areas, flower and shrub borders and fencing forming boundary and gate.

## 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.

## 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.



## 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.

## 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)

## TENURE.

We understand that the property is Freehold.







GROUND FLOOR







**Philip**  
**Bannister**  
Estate & Letting Agents

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

