

# Whitakers

Estate Agents



## 17 Ketil Place, Hull, HU10 7GD

**Fixed Asking Price £215,000**

This immaculately presented three-bedroom property was built by the reputable builders Bellway Homes in 2020 (meaning there is much of the NHBC warranty remaining) and has been subject to much improvement by its current owner. It is nestled at the head of a private cul-de-sac on the exclusive Tranby Park Development within the Anlaby village – a location renowned for well connected by highly accessible transport links that provide routes to the Hull city centre and surrounding villages.

Briefly comprising entrance hall with cloakroom, spacious lounge and fitted kitchen / diner to the ground floor, the first floor boasts three good bedrooms and a bathroom suite furnished with a three-piece suite.

To the front of the property there is a block paved garden used for dual off-street parking. A side pathway which is gated at the front and rear leads to the rear garden which have been landscaped for ease of maintenance with space for a garden room (not included in the sale).

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment area of prestigious schooling with an abundance of local amenities / leisure facilities close at hand including shopping parks, eating facilities and the Haltemprice Leisure Centre with accompanying playing fields.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Upvc double glazed entrance door, central heating radiator, storage cupboard and staircase leading to the first floor landing.

#### Cloakroom

Lounge 16'10" x 13'0" maximum (5.14m x 3.98m maximum )



Upvc double glazed French windows leading to the gardens and a central heating radiator.

Dining Kitchen 12'11" x 9'10" maximum (3.95m x 3.00m maximum )



Upvc double glazed window, central heating radiator, a range of base, wall and drawer units with fitted work surfaces and upstands, one and a half bowled single drainer sink unit with a mixer tap, plumbed for an automatic washing machine and dishwasher.

### First Floor

#### Landing

Access to the loft space and two storage cupboards.

Bedroom One 14'2" x 9'11" maximum (4.32m x 3.04m maximum )



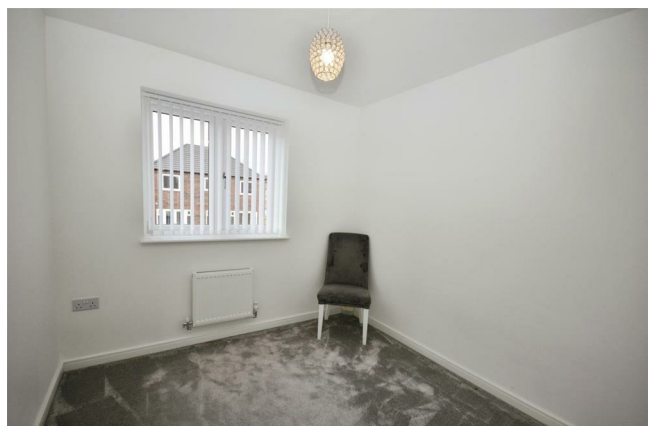
Upvc double glazed window to the rear aspect and a central heating radiator.

Bedroom Two 12'2" x 9'11" maximum (3.71m x 3.04m maximum )



Upvc double glazed window to the front elevation and a central heating radiator.

Bedroom Three 8'7" x 8'7" maximum (2.64m x 2.62m maximum )



Upvc double glazed window to the rear aspect and a central heating radiator.

## Bathroom



Upvc double glazed window, central heating radiator, partially tiled and three piece bathroom suite comprising panelled bath with a mixer shower and shower screen over, pedestal wash basin and a WC, and an extractor fan.

## External



To the front of the property there is a block paved garden used for dual off street parking. A side pathway which is gated at the front and rear leads to the rear garden which have been landscaped for ease of maintenance with space for a garden room ( not included in the sale).

## NHBC

The property was registered as a new build in XXXX and has the benefit of the remainder of the NCHB guarantee.

## Parking

The property sits at the head of the cul de sac and has two designated parking spaces.

## Tenure

The property is freehold

## Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - B

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

## / O2

Broadband - BT / Sky

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals / Valuations

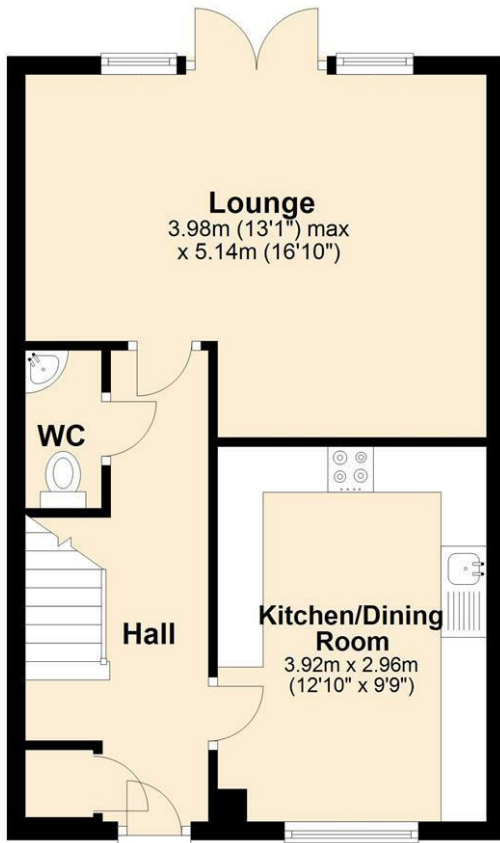
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

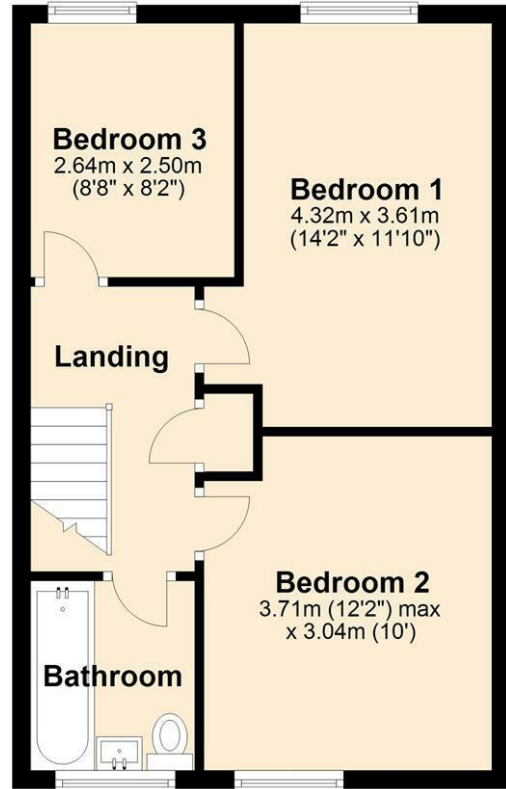
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor

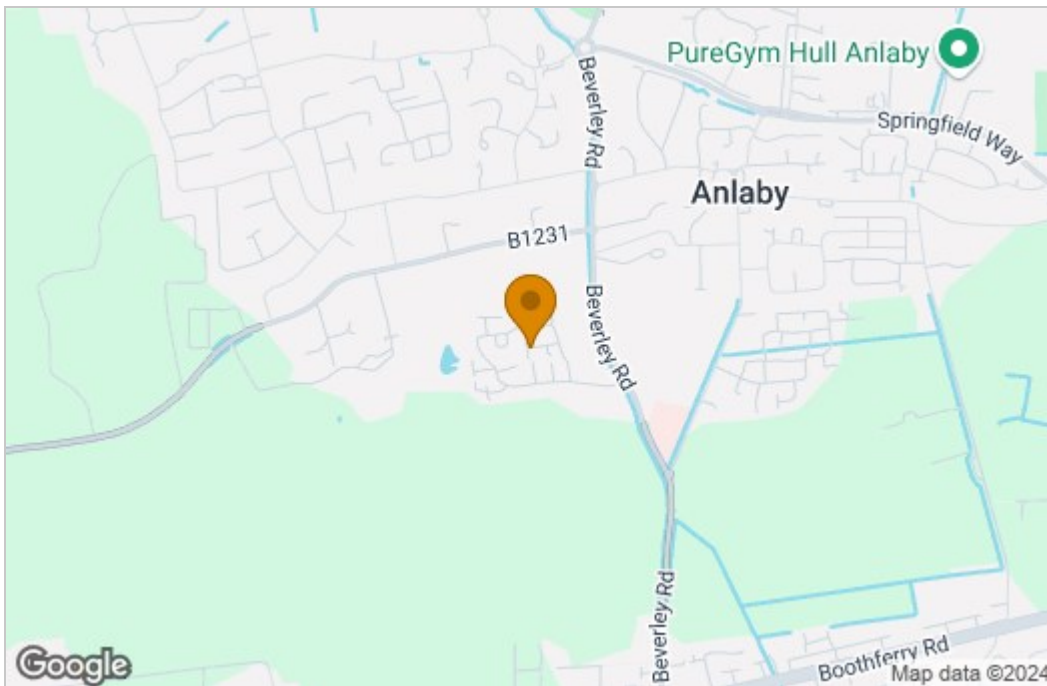


## First Floor

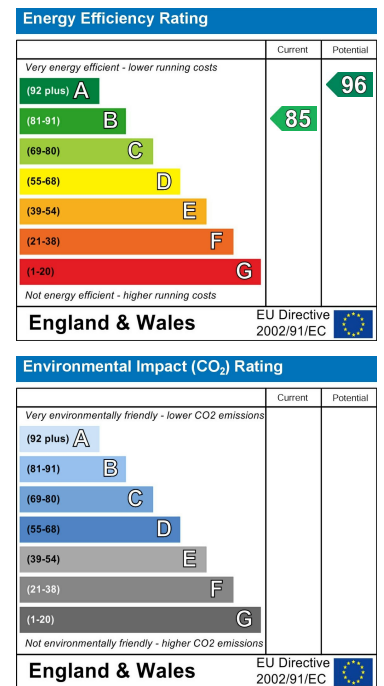


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.