



East Ella Drive, Hull, HU4 6AN
£190,000

Philip
Bannister
Estate & Letting Agents

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A beautifully refurbished end-terraced home, perfectly situated in a sought-after location close to excellent schools, local amenities and convenient transport links. Finished to a high standard throughout, this property is ideal for the growing family and an early viewing is strongly recommended to avoid disappointment.

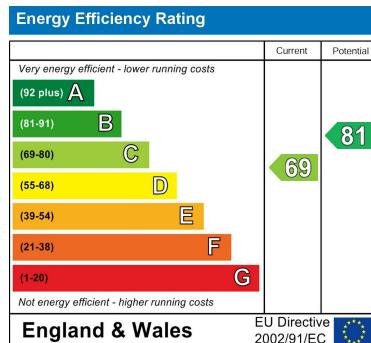
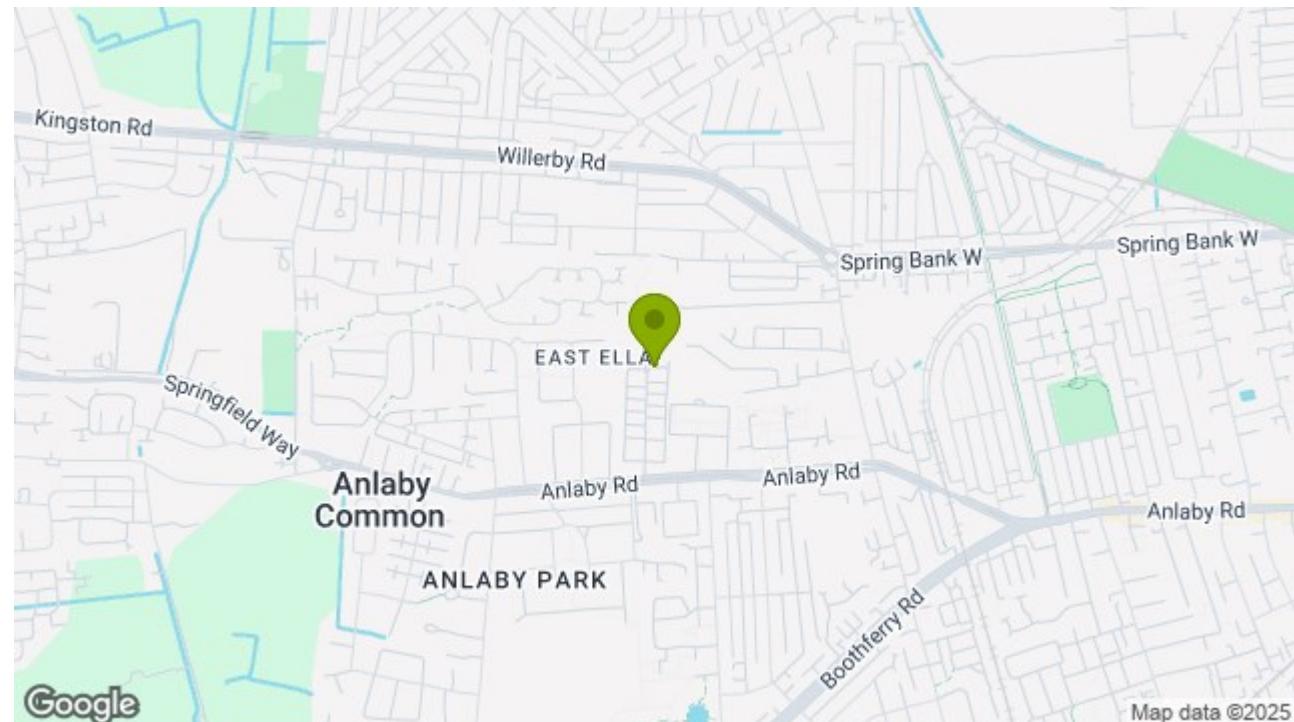
Key Features

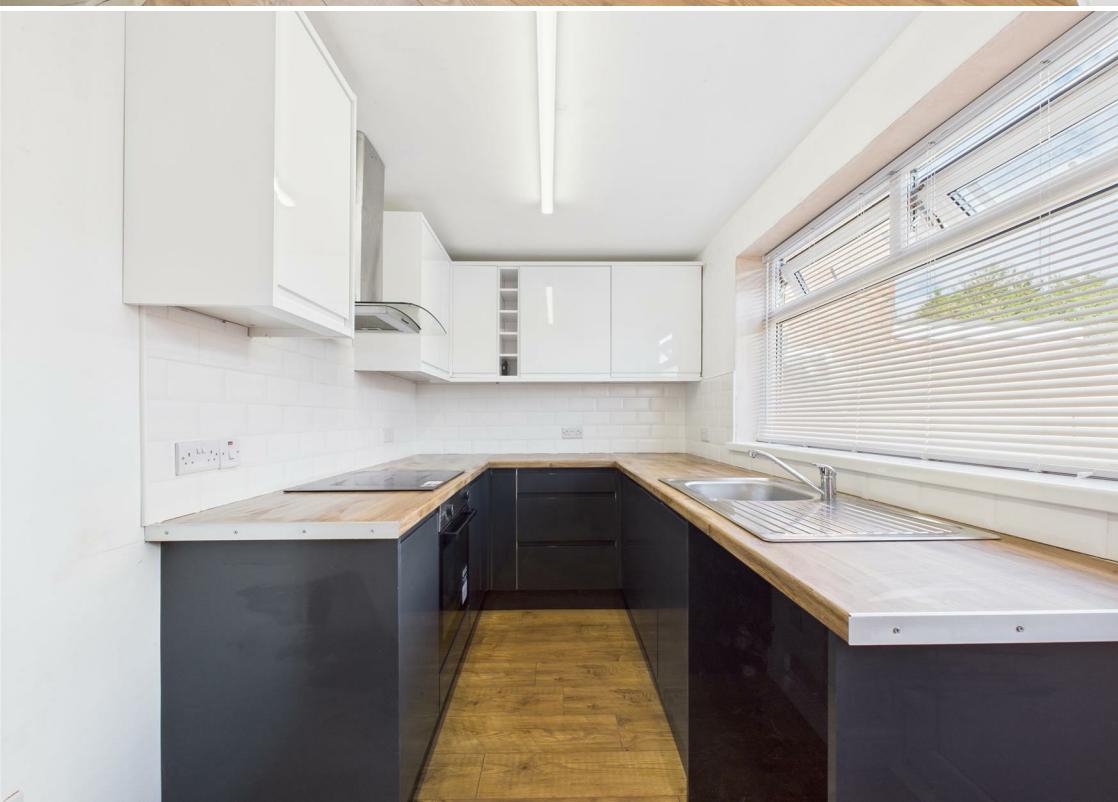
- Superb, refurbished, End Terraced Family Home
- Excellent Location Close To Amenities
- Entrance Hall, Two Reception Rooms
- Newly Fitted Kitchen And Bathroom
- Three bedrooms, Off Road Parking
- Good Sized Rear Garden, Garage
- No Chain Involved, Early Viewing Is A Must
- EPC - C

The accommodation briefly comprises: welcoming entrance hall, two spacious reception rooms, a brand-new fitted kitchen, first-floor landing, three well-proportioned bedrooms and a newly installed family bathroom.

Externally, the property benefits from off-road parking, a superbly sized rear garden, and a garage.

Offered for sale with no onward chain.





ANLABY HIGH ROAD

Ideally located off Anlaby High Road close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR

ENTRANCE HALL

with double glazed door, double glazed window, wood paneling to walls, laminate flooring and stairs to the first floor

LOUNGE

10'2 x 11'11 (3.10m x 3.63m)

with double glazed angle bay window and laminate flooring.

DINING ROOM

9'1 x 19'1 (2.77m x 5.82m)

with double glazed french doors to the rear garden, further double glazed window to the side elevation, laminate flooring and understairs utility cupboard.

KITCHEN

6'5 x 11'8 (1.96m x 3.56m)

with a range of newly fitted base and wall units, laminate work surfaces, drawers, sink unit, electric hob and oven, extractor hood, splash back tiling and double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

with access to roof void

BEDROOM 1

9'8 x 11' (2.95m x 3.35m)

with double glazed angle bay window to the front elevation and cupboard housing the boiler.

BEDROOM 2

9'11 x 11'11 (3.02m x 3.63m)

with double glazed window to the rear elevation and storage cupboard.

BEDROOM 3

7'8 x 7'10 (2.34m x 2.39m)

with double glazed window to the front elevation.

FAMILY BATHROOM

with a newly fitted three piece white suite comprising panelled bath with rain shower over and glazed shower screen, wash hand basin, w.c., paneling to walls, laminate work surfaces and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is a pebble garden area offering off road parking and to the rear is a lawn garden with decking area, fencing forming boundary and gate. Also to the rear is a garage which is accessible via a rear 10' access which offers additional parking.

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 B. (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.

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)

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.

TENURE.

We understand that the property is Freehold.





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