



The Vale, Hull, HU10 7PS
Offers Over £310,000

Philip
Bannister

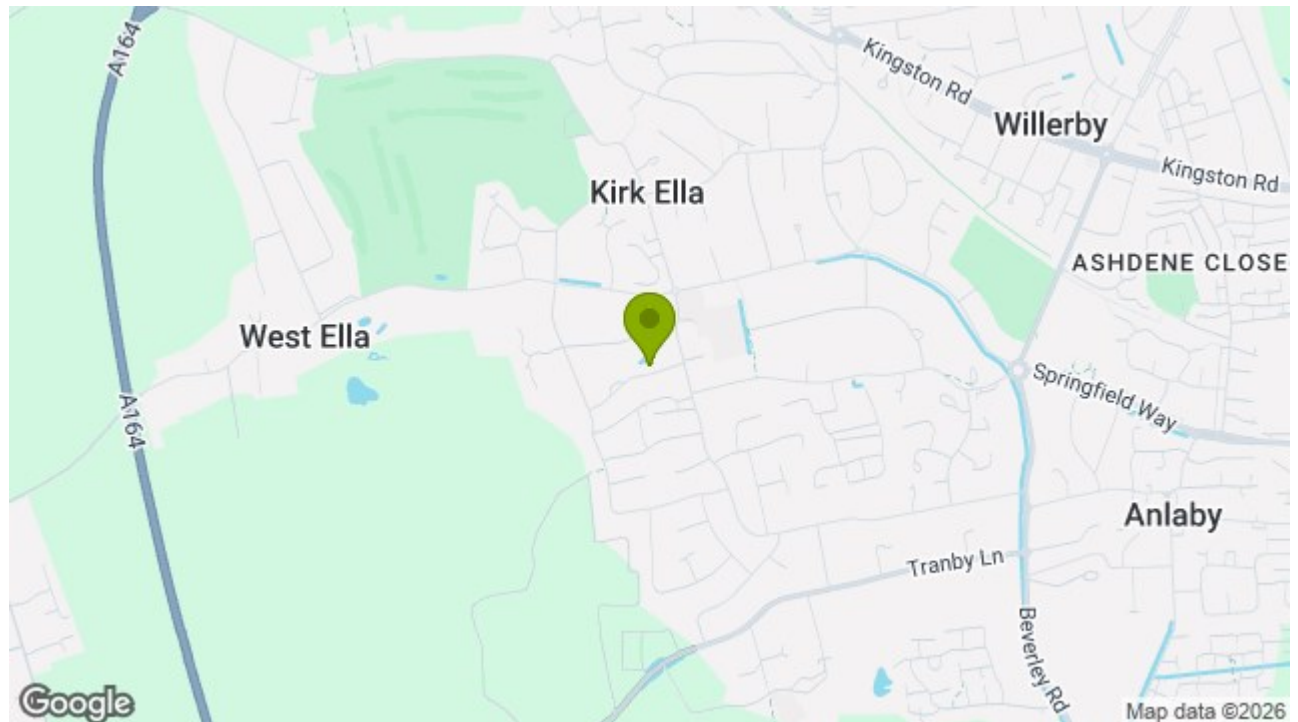
The Vale, Hull, HU10 7PS

A newly refurbished semi-detached home offering over 1,000 sq ft of spacious accommodation, situated in a highly desirable location. The property has recently undergone a comprehensive programme of modernisation, including newly fitted windows, central heating system, glazing and remodelling throughout. The hub of the home is the superb living dining kitchen, enjoying a fantastic aspect over the landscaped rear garden. The bedrooms are well proportioned, complemented by a tastefully appointed family bathroom. Externally, the property benefits from ample off-street parking and a detached garage. Offered to the market with no onward chain.

Key Features

- No Onward Chain
- Completely Renovated Throughout to The Highest Standard
- Rewired and New Central Heating System
- Fully Reglazed and Replastered
- Superb Living Dining Kitchen & Contemporary Bathroom
- Landscaped Rear Garden
- Ample Off-Street Parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 with stairs and storage cupboard off.

LIVING ROOM

A generous living space with bay window to the front elevation and newly fitted carpets.

LIVING DINING KITCHEN

The hub of the home. A fantastic open space which has ample room for the whole family. The kitchen has a comprehensive range of grey shaker style wall and laminated work surfaces. Integrated appliances include a Fridge/Freezer, electric Hob, Electric Oven, Extractor Hood and a Slimline Dishwasher. Further benefitting from recessed spotlights, a window to the rear elevation and French doors to the rear elevation with a superb aspect over the rear garden.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with bay window to the front elevation and newly fitted carpets.

BEDROOM 2

A further bedroom of double proportions with a window to the rear elevation and newly fitted carpets.

BEDROOM 3

A bedroom of single proportions with a window to the front elevation and newly fitted carpets.

BATHROOM

A contemporary newly fitted bathroom with a three piece suite comprising of a panelled bath with overhead shower, a vanity wash hand basin and a WC. Further benefitting from tiled flooring, partly tiled walls, recessed spotlights, a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

With a front and side drive providing ample off-street parking.

REAR

Superbly landscaped rear garden with newly turfed lawn, timber fencing and a newly laid patio area.

GARAGE

A detached garage with 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 C (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.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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)



