



**3**  
**Ketil Place | Hull | HU10 7GD**

**£380,000**

# 3 Ketil Place, Anlaby, Hull, HU10 7GD

*Spacious & Stylish Detached Family Home situated on a private cul de sac.*

*This beautifully presented modern detached home offers generous and thoughtfully arranged accommodation, ideal for contemporary family living. Enjoying an open outlook across green space to the front, the property is further enhanced by a delightful rear garden, perfect for afternoon and evening sun.*

*The stylish interior briefly comprises a welcoming entrance hall, a dedicated study ideal for home working, a comfortable lounge, and an impressive open-plan living/dining kitchen that forms the heart of the home. This superb space is complemented by an adjoining utility room and a convenient ground-floor cloakroom/W.C.*

*To the first floor is a spacious landing leading to four well-proportioned double bedrooms. The main bedroom benefits from a modern en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.*

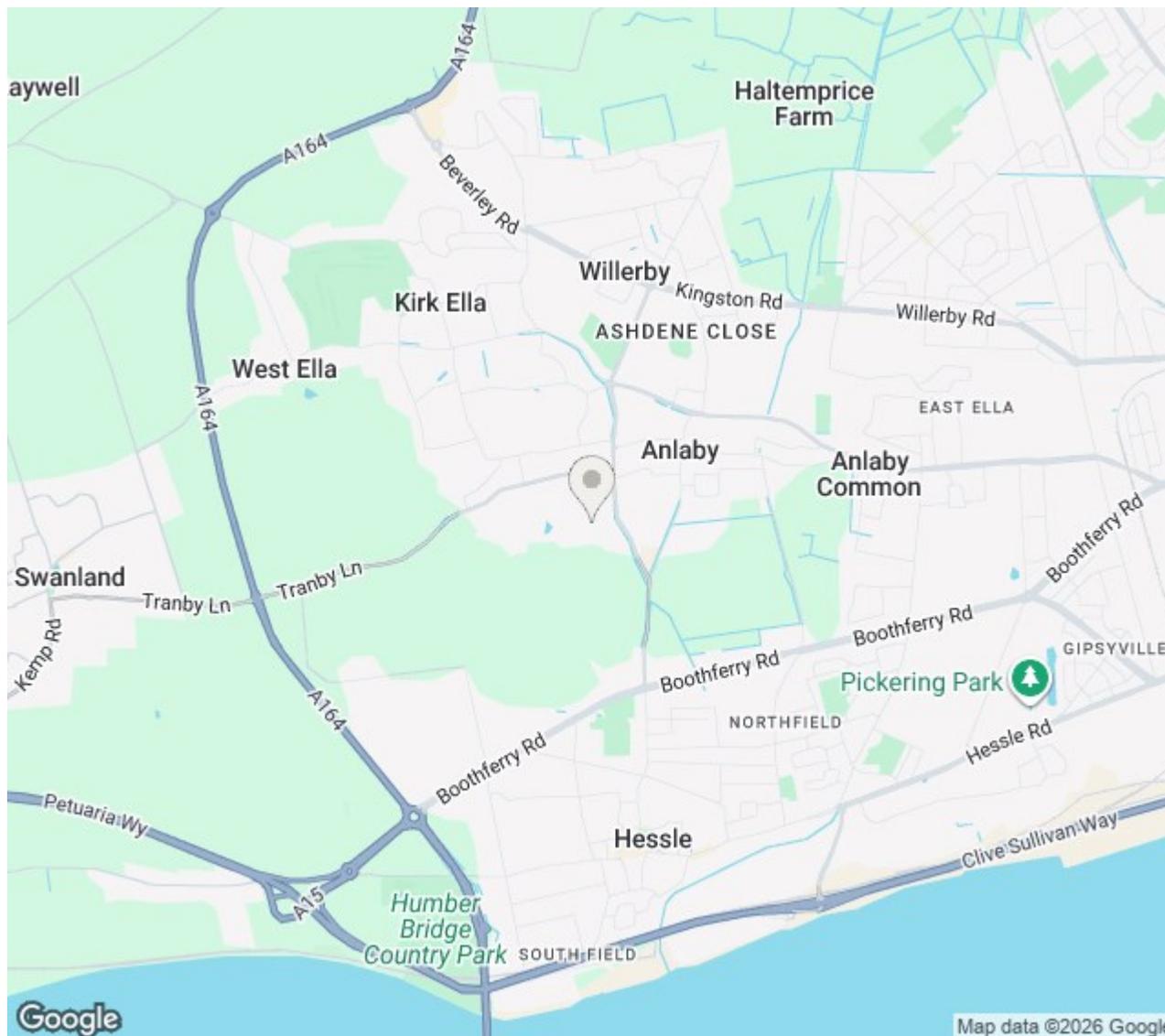
*Externally, the property features a side driveway providing off-street parking and access to a single detached garage. The rear garden is a true highlight, with a porcelain paved patio, lawn, and gravelled border—creating an attractive and versatile outdoor space for relaxation and entertaining.*

*Early viewing is a must to appreciate this fabulous home.*



# Key Features

- A Modern Detached Home In A private Cul De Sac Location
- Appealing Position with Open Views To the Front
- Welcoming Hall, Lounge, Study, Living/Dining Kitchen
- Cloakroom/w.c., Utility Room, Spacious Landing
- 4 Good Sized Bedrooms, (main With En Suite Shower Room.
- Family Bathroom, Rear Garden, Driveway And Garage
- Early Viewing Is A Must
- EPC-B, Council Tax Band E



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(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		



## ANLABY

The village of Anlabby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlabby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## GROUND FLOOR

### WELCOMING ENTRANCE HALL

with double glazed entrance door, LVT flooring, and stairs to the first floor.

### CLOAKROOM/W.C.

with a two piece white suite comprising w.c., wash hand basin, half tiled and LVT flooring.

### LOUNGE

with a double glazed window to the front elevation, feature fireplace and electric fire

### STUDY

with double glazed window to the front elevation.

### LARGE LIVING/DINING KITCHEN

The kitchen has a range of modern base and wall units with complementing upgraded worktops incorporating sink and drainer with mixer tap. Integrated appliances include a double oven, four ring gas hob with extractor above, fridge/freezer and dishwasher, breakfast island, LVT flooring, inset light, double glazed window to the rear elevation and double glazed french doors onto the rear garden.

### UTILITY ROOM

With fitted units, cupboard housing the gas central heating boiler, sink unit, plumbing for a washing machine, space for tumble dryer. External access door to side.

## FIRST FLOOR

### SPACIOUS LANDING

Spacious landing area with access to roof void and large airing cupboard.

### BEDROOM 1

with double glazed window to the front elevation.

### EN SUITE SHOWER ROOM

with a three piece white suite, comprising shower enclosure, wash hand basin, w.c., half tiled to walls, tiled floor, inset lights and xpelair.

### BEDROOM 2

with double glazed window to the front elevation, a range of built in wardrobes and storage cupboard.

### BEDROOM 3

with double glazed window to the rear elevation.

### BEDROOM 4

with double glazed window to the rear elevation and a range of built in wardrobes.

### FAMILY BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., half tiled to walls, tiled floor, inset lights and double glazed window to the rear elevation.

### OUTSIDE

The front of the property overlooks a green area. A side drive offers off-street parking for 2 vehicles with Electric Vehicle Charging Point and leads to a single detached garage. The rear garden is a westerly facing delightful space, featuring a lawn and porcelain paved patio area,

### 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.

### TENURE.

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











#### 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

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.











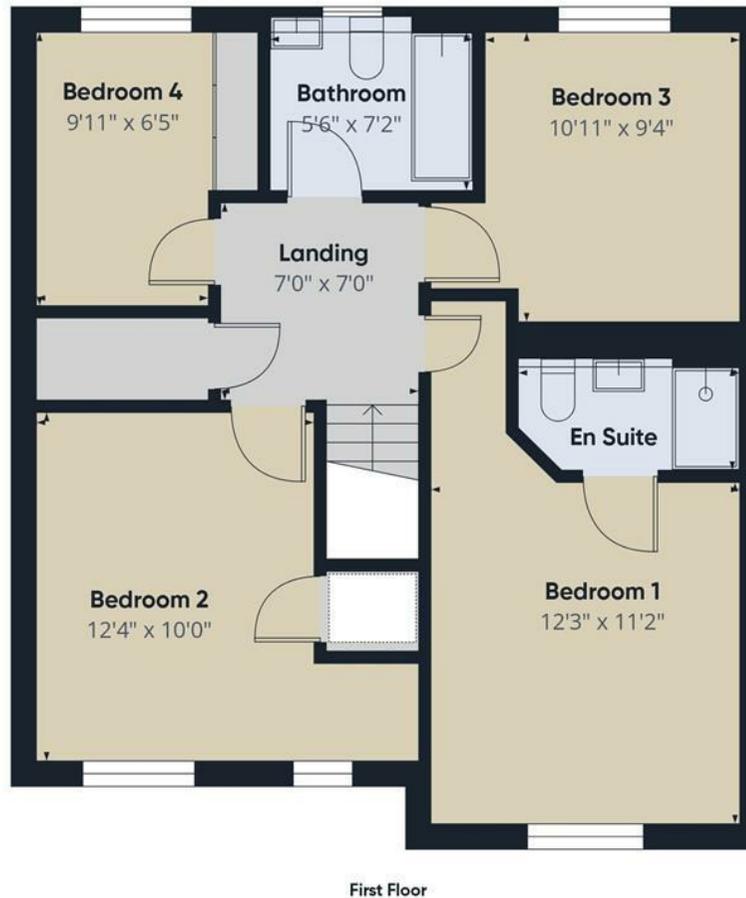












Approximate total area<sup>(1)</sup>  
1293 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Philip  
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Estate & Letting Agents

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Platinum Collection

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