



Easenby Avenue, Hull, HU10 7JP
£265,000

Philip
Bannister

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Key Features

- Superb Location in Kirk Ella
- 2/3 Bedroom Semi Detached Bungalow
- Entrance Porch & Hall, Lounge
- Breakfast Kitchen, Shower Room
- Laundry room, Conservatory
- Gardens Front & Rear and Driveway.
- No Chain Involved.
- EPC - B

An excellent opportunity has arisen to acquire this spacious two/three-bedroom or one/two reception rooms, semi-detached bungalow, ideally situated in the highly sought-after village of Kirk Ella.

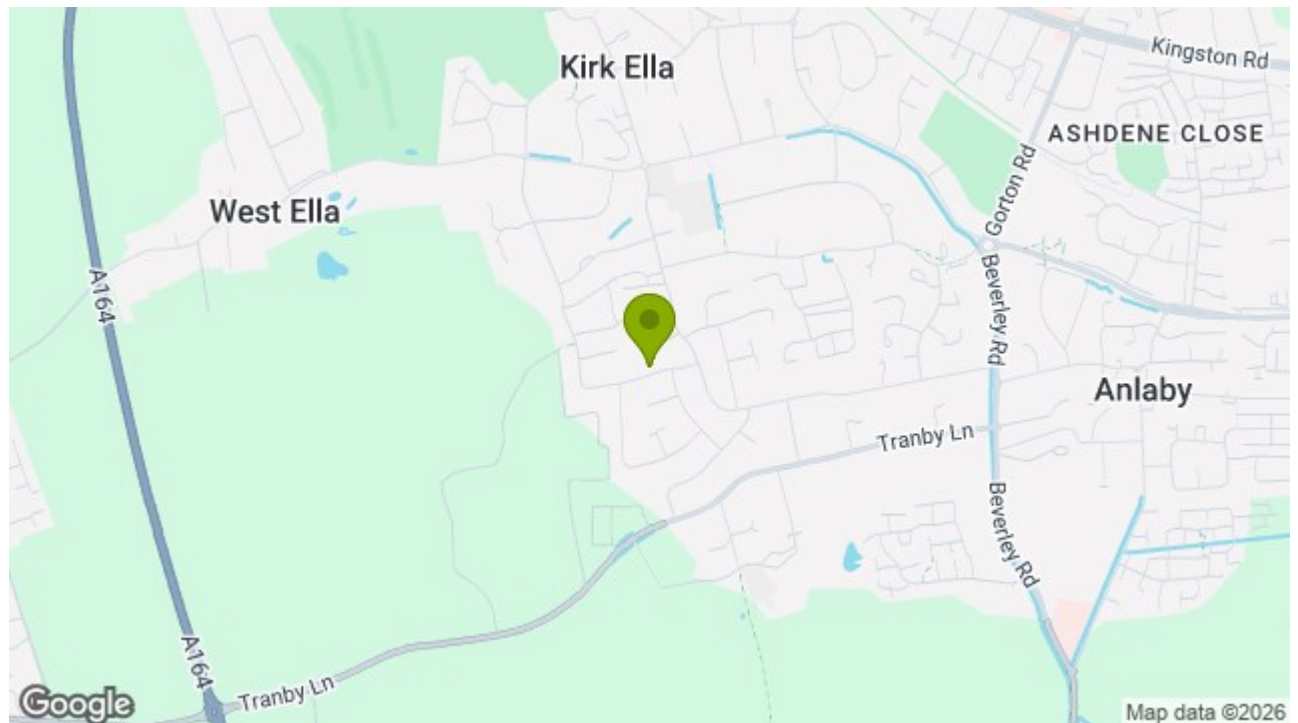
Offering generous accommodation throughout, the property would benefit from a programme of modernisation, presenting an ideal opportunity for buyers looking to create a home to their own taste and specification.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, breakfast kitchen, laundry room, conservatory, three well-proportioned bedrooms or (two bedrooms and two reception rooms) and a shower room.

Externally, the property enjoys gardens to both the front and rear, together with a private driveway providing off-street parking.

Offered to the market with no onward chain, this property presents an exciting opportunity in a desirable location. Early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(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		





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.

ENTRANCE PORCH

with double glazed entrance door.

ENTRANCE HALL

with double glazed door, storage cupboard and access to roof void

LOUNGE

with double glazed window to the front elevation, feature fireplace and gas fire.

BREAKFAST KITCHEN

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

LAUNDRY ROOM

with built in units, sink unit, plumbing for automatic washing machine and double glazed door

CONSERVATORY

with double glazed door.

BEDROOM 1

with double glazed window to the front elevation.

BEDROOM 3/DINING ROOM

with double glazed window to the side elevation and double glazed patio doors into the conservatory.

BEDROOM 2

with double glazed window to the rear elevation.

SHOWER ROOM

with a three piece suite, comprising shower cubicle, wash hand basin, w.c., heated towel rail, fully tiled to walls and double glazed window to the side elevation.

OUTSIDE

To the front of the property is a lawn and key block paved garden area offering additional parking . A side driveway with double gates and to the rear is a mainly laid to lawn garden with flower and shrub borders, patio area and fencing forming boundary with 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 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.

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 - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

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. This should be clarified by your legal representative.

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^m
978 ft²

(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.

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