



Glenfield Drive, Hull, HU10 7UL  
£310,000

Philip  
**Bannister**

# Glenfield Drive, Hull, HU10 7UL

Situated in a highly desirable location, this detached two-bedroom bungalow offers generous and versatile accommodation, making it an ideal choice for a range of buyers. Ready and waiting for its new owner, the property provides a wonderful blank canvas with excellent scope to modernise and personalise to individual tastes. Offered to the market with the added benefit of no onward chain, this is a fantastic opportunity to create your perfect home in a sought-after setting. Early viewing is highly recommended.

## Key Features

- No Onward Chain
- Superb Kitchen
- Versatile & Generous Accommodation
- Desirable Location
- 2 Bedrooms
- Driveway & Garage
- Scope To Improve
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## ACCOMMODATION;

### ENTRANCE HALL

Providing access to the accommodation.

### LIVING ROOM

A generously sized living space with laminate wood flooring and windows to the front and side elevations.

### KITCHEN

A modern kitchen with a comprehensive range of shaker style wall and base units, laminated work surfaces with upstands. Integrated appliances include a Fridge/Freezer, Electric Hob, Electric Oven, Extractor, Dishwasher and Washing Machine. Further benefitting from window to the front elevation and recessed spotlights,

### BEDROOM 1

A bedroom of double proportions with window to the rear elevation and access to the en-suite.

### EN-SUITE

A three piece suite comprising of a shower enclosure, a wash hand basin and a WC.

## BEDROOM 2

An extended double bedroom with bi-folding doors to the rear elevation, 2 sky lights and recessed spotlights.

## BATHROOM

With a three piece suite comprising of a panelled bath, wash hand basin and low flush WC, further benefitting from a window to the side elevation and recessed spotlights.

## EXTERNAL;

### FRONT

With front lawn and a side drive leading down to the garage providing ample off-street parking.

### REAR

Enclosed rear garden with block paving and gravel. timber fenced borders.

## GARAGE

With up & over door, light & 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.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (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 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)

### DISCLAIMER

This brochure has been prepared in good faith. The property is being acquired through a part-exchange scheme and consequently, the particulars are based on assumptions and are intended as a general guide only. They should not be relied upon as statements of fact, and prospective purchasers are advised to carry out their own investigations. The property is offered for sale as seen.





Approximate total area<sup>(1)</sup>  
764 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.

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