



Collynson Close, Hull, HU10 6AS  
Asking Price £220,000

Philip  
**Bannister**  
Estate & Letting Agents

# Collynson Close, Hull, HU10 6AS

## Key Features

- Recently refurbished Semi Detached Home
- Ideal Cul De Sac Location In Willerby
- Close to local Amenities, Early Viewing A Must
- Entrance Hall, Lounge, Dining kitchen
- Landing, 3 Bedrooms, Bathroom
- Driveway & Garage, Pleasant Rear Garden
- EPC - C

A superbly presented, recently refurbished three-bedroom semi-detached home, enjoying a pleasant cul-de-sac position within the ever-popular village of Willerby.

Finished to a high standard throughout, the property offers stylish and well-proportioned accommodation, ideal for a range of buyers. The accommodation briefly comprises: entrance hall, inviting lounge, and a contemporary dining kitchen. To the first floor, the landing leads to three bedrooms and a modern family bathroom.

Externally, the property benefits from well-maintained gardens, a driveway providing off-street parking, and a garage.

Early viewing is highly recommended to avoid missing out on this beautiful home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	71	85
England & Wales	EU Directive 2002/91/EC	





## **WILLERBY**

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **GROUND FLOOR**

### **ENTRANCE HALL**

with double glazed door and window to side, LVT flooring, wood paneling to walls, understairs cupboard and stairs to the first floor.

### **LOUNGE AREA**

with double glazed bow style window to the front elevation, wood effect flooring and built in cupboard

### **DINING KITCHEN**

with a range of base and wall unit, laminate work surfaces, drawers, sink unit, electric hob and oven, extractor hood, built in washing machine and dish washer, LVT flooring, inset lights, splash back tiling and double glazed window to the rear elevation and double glazed patio doors.

## **FIRST FLOOR**

## **LANDING**

with double glazed window to the side elevation, wood paneling to walls and access to roof void.

### **BEDROOM 1**

with double glazed to the front elevation.

### **BEDROOM 2**

with double glazed window to the rear elevation and built in wardrobes housing boiler.

### **BEDROOM 3**

with double glazed window to the front elevation.

### **BATHROOM**

with a three piece white suite, comprising, panelled bath with rain shower over and glazed screen, wash hand basin with vanity beneath, w.c., heated towel rail, tiled floor, fully tiled to walls and double glazed window to the rear elevation.

## **OUTSIDE**

To the front of the property is parking with a driveway which leads to a garage and to the rear is a pleasant south facing awn garden with 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.

## **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.

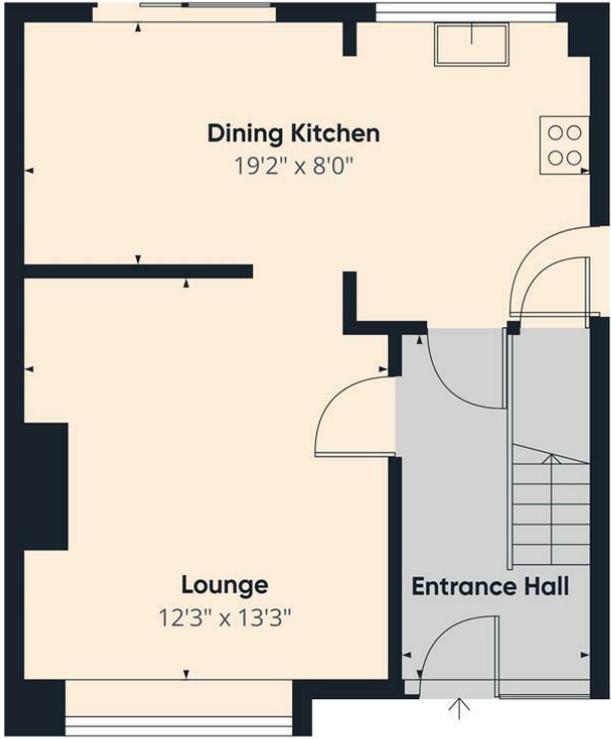
### **AGENTS NOTES**

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)





Ground Floor



First Floor



Approximate total area<sup>m</sup>  
802 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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