



Hawthorne Avenue, Hull, HU10 6JQ
Offers Over £310,000


**Philip
Bannister**
Estate & Letting Agents

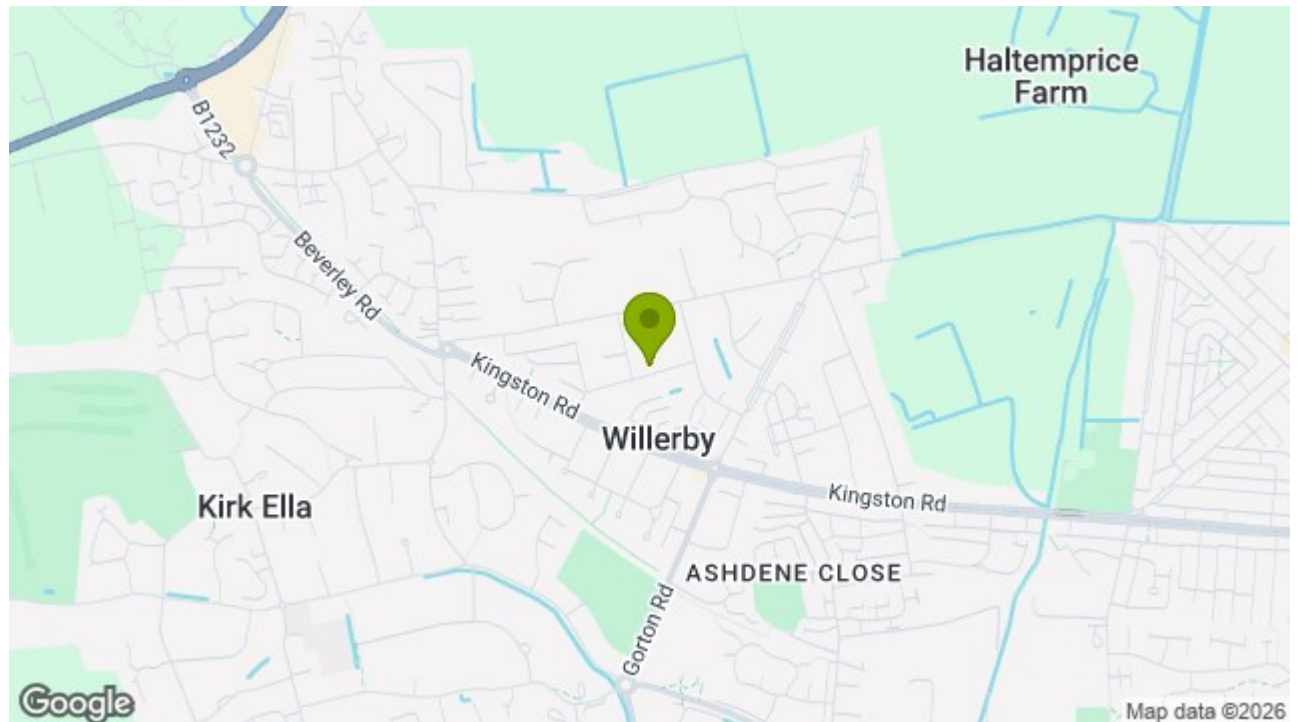
Hawthorne Avenue, Hull, HU10 6JQ

Situated within a sought after part of Willerby and sat on an enviable plot, this unique detached bungalow offers generous and flexible accommodation throughout. Boasting a distinctive design, this property is a truly special home. Expansive living spaces are complemented by an abundance of natural light, while the well-appointed kitchen and versatile reception rooms cater to a variety of lifestyles. With fabulous rear garden, detached garage and ample off-street parking. One not to miss.

Key Features

- Totally Unique Detached Home
- Generous and Flexible Living Accommodation
- Scope to Improve and Alter
- Ample Off-Street Parking
- Extensive Plot
- Desirable Location
- Rarely Available
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

13'7 x 16'2 into bay (4.14m x 4.93m into bay)
A generous living room with a bay window to the front elevation and a feature fireplace.

BREAKFAST KITCHEN

13'7 x 11'9 (4.14m x 3.58m)
A well equipped breakfast kitchen with a comprehensive range of wall and base fitted units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood and a Fridge/Freezer. Further benefitting from a window to the side elevation, ample dining space and open to the Garden Room.

GARDEN ROOM

8'8 x 14'1 (2.64m x 4.29m)
A further generous reception space with windows to 3 elevations and a door to the side elevation.

BATHROOM

With a three piece suite comprising of a panelled bath, a low flush WC and a wash hand basin, Further benefitting from partially tiled walls, a radiator and a window to the rear elevation.

BEDROOM 1

13 x 13'10 into bay (3.96m x 4.22m into bay)
A bedroom of double proportions with a bay window to the front elevation, a variety of fitted furniture and access to the en-suite.

BEDROOM 3 / DINING ROOM

13 x 14'1 (3.96m x 4.29m)
A flexible space ideal for either a Dining Room or a third bedroom, with sliding patio doors to the rear elevation, a window to the side elevation and a fixed staircase off.

FIRST FLOOR;

BEDROOM 2

14'11 x 10'5 max (4.55m x 3.18m max)
A bedroom of double proportions with a fitted wardrobe, a window to the front elevation and access to the En-suite.

EN-SUITE

With a shower enclosure and a wash hand basin.

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 sealed unit double glazing.

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.

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

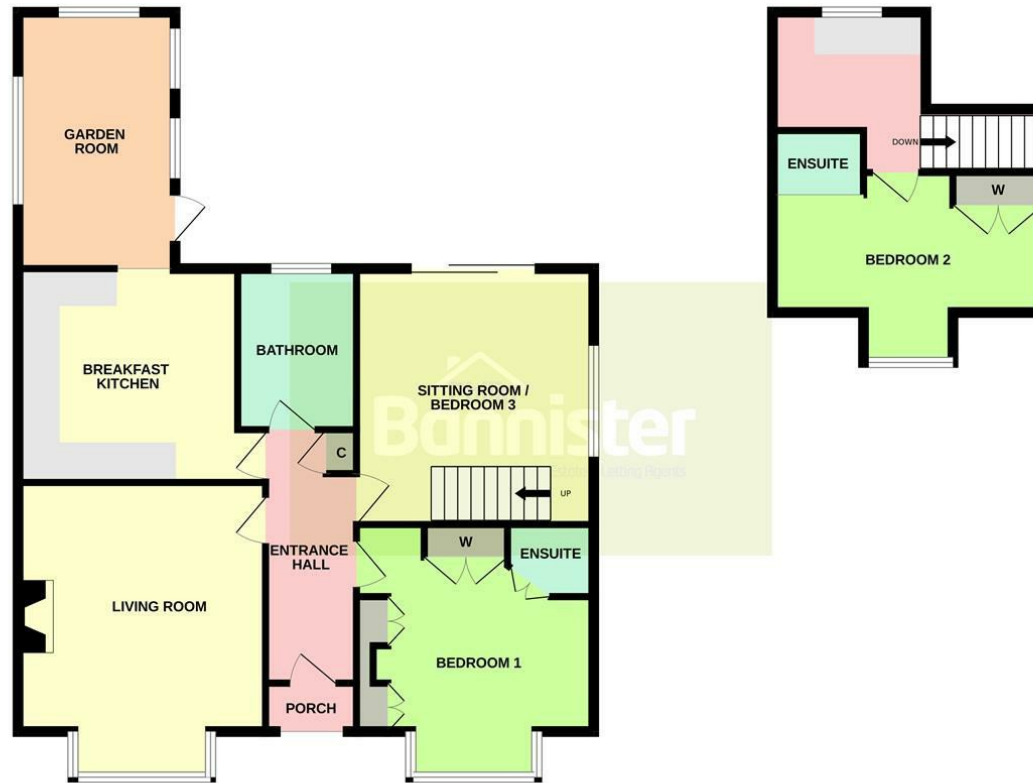
office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type 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)



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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