



Petfield Drive, Hull, HU10 7ES

£310,000

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection



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## **Petfield Drive, Hull, HU10 7ES**

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This impressive detached family home occupies an enviable position within a highly sought-after residential development, benefiting from a wider-than-average plot and attractive park views. Presented to a high standard throughout, the property offers tastefully decorated and generously proportioned living accommodation, complemented by well-sized bedrooms. Outside, the landscaped rear garden provides an ideal space for relaxation and entertaining, while ample off-street parking and a garage add further practicality to this exceptional family home.



# Petfield Drive, Hull, HU10 7ES

## Key Features

- Superb Detached Family Home
- Cul-De-Sac Location
- Generous Living Space
- Ample Off-Street Parking
- Beautifully Presented Throughout
- Landscaped Rear Garden
- Stunning Dining Kitchen
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **ANLABY**

The village of Anlaby 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. Anlaby 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;**

### **ENTRANCE HALL**

A pleasant entrance hall providing access to the accommodation, with stairs leading to the first floor.

### **LIVING ROOM**

A spacious living room featuring a bay window to the front elevation, an attractive panelled feature wall, and access to a useful under-stairs storage cupboard.

### **DINING KITCHEN**

A fabulous dining kitchen with white gloss wall and base units, wooden work surfaces and a tiled splashback. Integrated appliances include a Fridge/Freezer, Gas Hob, Electric Oven, Extractor Hood, Dishwasher and a Sink Unit. Further benefitting from ample dining space, French doors to the rear elevation and tiled flooring.

### **UTILITY ROOM**

A practical utility room fitted with tiled flooring, a range of white gloss wall and base units, and laminated work surfaces. The space benefits from plumbing for an automatic washing machine and a rear door providing direct access to the garden.

## **WC**

Fitted with a low-flush WC, wash hand basin, and tiled flooring, with a side-facing window.

## **FIRST FLOOR;**

### **BEDROOM 1**

A superb principal bedroom suite of generous double proportions, featuring an attractive panelled feature wall, a front-facing window providing excellent natural light, and open to the dressing area.

### **EN-SUITE**

With a three piece suite comprising of a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from tiled walls, recessed spotlights, heated towel rail and a window to the side elevation.

### **DRESSING AREA**

A useful dressing area offering ample space for wardrobes and additional bedroom furniture, with a window to the rear elevation providing natural light.

### **BEDROOM 2**

A further generously proportioned double bedroom featuring a stylish panelled feature wall, built-in storage cupboard, and a window overlooking the front elevation.

### **BEDROOM 3**

A generously proportioned single bedroom with a window overlooking the rear elevation.

### **BAHROOM**

Appointed with a three-piece suite comprising a panelled bath with shower over, low-flush WC, and wash hand basin. The bathroom further benefits from partially tiled walls and a window to the rear elevation, providing natural light and ventilation.

## **EXTERNAL;**

### **FRONT**

Occupying a wider-than-average plot, the property benefits from off-road parking for multiple vehicles and a small lawned area.

### **REAR**

A stunning, larger-than-average landscaped rear garden featuring a block-paved patio area, a raised decking space with pergola, and modern white raised planters.

### **GARAGE**

Currently utilised as a home gym with light and power supply, up and over door.

## **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 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)











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