



St. Stephens Close, HU10 6DG  
Offers In The Region Of £220,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# St. Stephens Close, , HU10 6DG

## Key Features

- Situated In A Popular Cul De Sac In Willerby
- Entrance Hall, Lounge, Dining Area
- Kitchen, Rear Porch, Landing
- 3 Bedrooms, Bathroom
- Gardens Front & Rear, Drive & Garage.
- Early Viewing Is A Must
- No Chain Involved.
- EPC - D

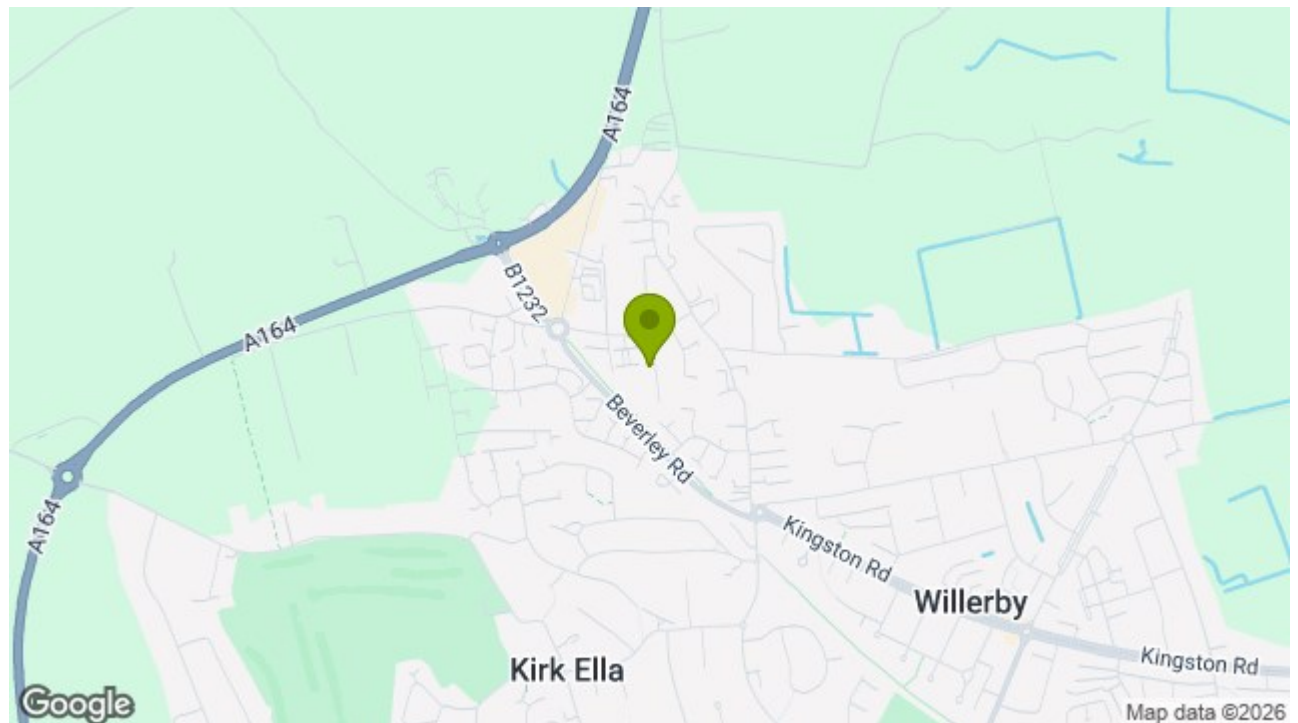
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

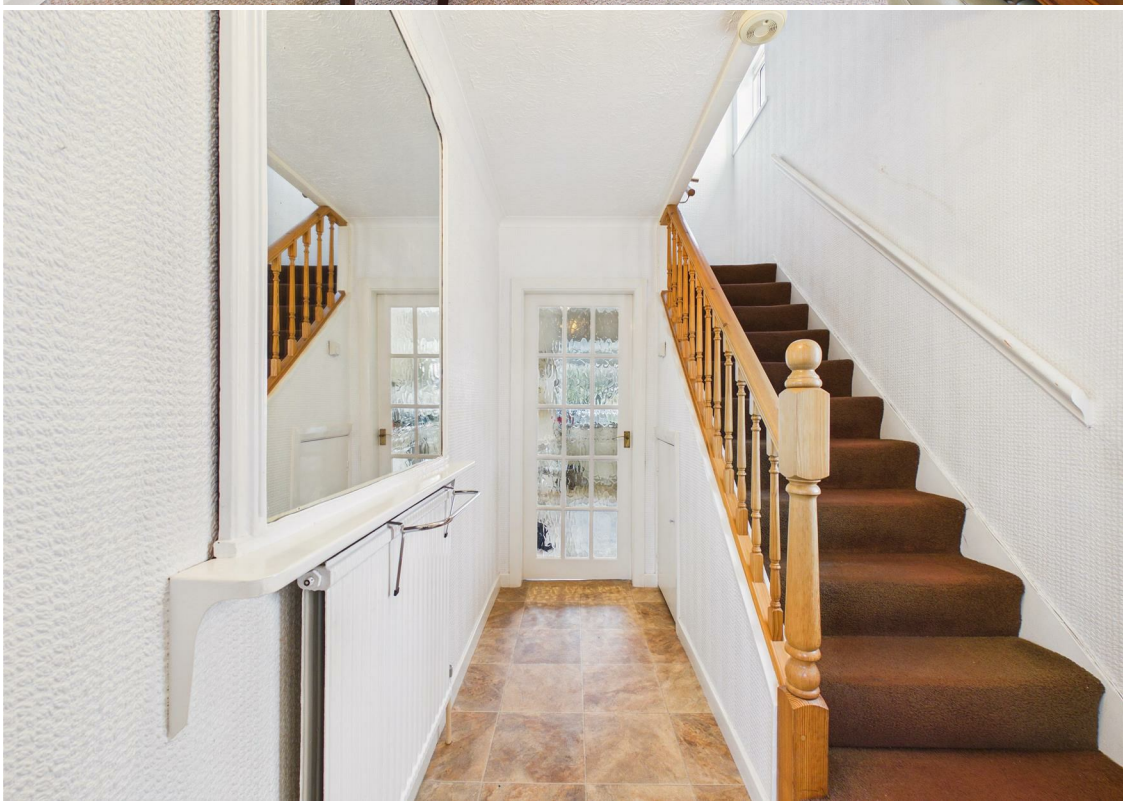
A superb three-bedroom semi-detached home situated in a cul de sac location, in a highly popular residential area of Willerby, conveniently located close to local amenities, well-regarded schools and excellent transport links. While the property would benefit from some updating, it presents an ideal opportunity for a buyer to modernise and create a home to their own taste.

The accommodation briefly comprises an entrance hall, cloakroom/W.C., a through lounge incorporating a dining area, kitchen and rear porch. To the first floor there is a landing with staircase access to the loft area, three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys good-sized gardens to both the front and rear, along with a driveway providing ample off-road parking which leads to a garage.

Offered for sale with no onward chain, early viewing is highly recommended to avoid disappointment.





## **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 entrance door, vinyl flooring and stairs to the first floor.

### **CLOAKROOM/W.C.**

with a two piece suite, comprising w.c., wash hand basin and double glazed window to the side elevation.

### **THROUGH LOUNGE/DINING AREA**

Lounge Area with double glazed window to the front elevation,

Dining Area with double glazed french style doors to the rear garden.

### **KITCHEN**

with a range of base and wall units, laminated work surfaces, drawers, sink unit, gas hob, electric oven,

larder unit, vinyl flooring, splash back tiling, two double glazed windows to the rear and side elevation.

### **REAR PORCH**

with double glazed door and tiled floor.

### **FIRST FLOOR**

#### **LANDING**

with double glazed window to the side elevation and fixed staircase to the loft.

#### **BEDROOM 1**

with double glazed window to the front elevation and storage cupboard.

#### **BEDROOM 2**

with double glazed window to the rear elevation and two storage cupboards

#### **BEDROOM 3**

with double glazed window to the front elevation and storage cupboard.

#### **BATHROOM**

with a three piece suite, comprising panelled bath with shower over, wash hand basin, w.c., fully tiled, vinyl flooring and double glazed window to the rear elevation.

#### **OUTSIDE**

To the front of the property is an open plane pebbled garden for ease of maintenance with flower and shrub borders. A side driveway leads to a garage with up and over door and to the rear is a mainly laid to lawn garden with flower and shrub borders, green house, pond and patio area.

#### **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 - UNREGISTERED TITLE**

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## **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)

## **TENURE.**

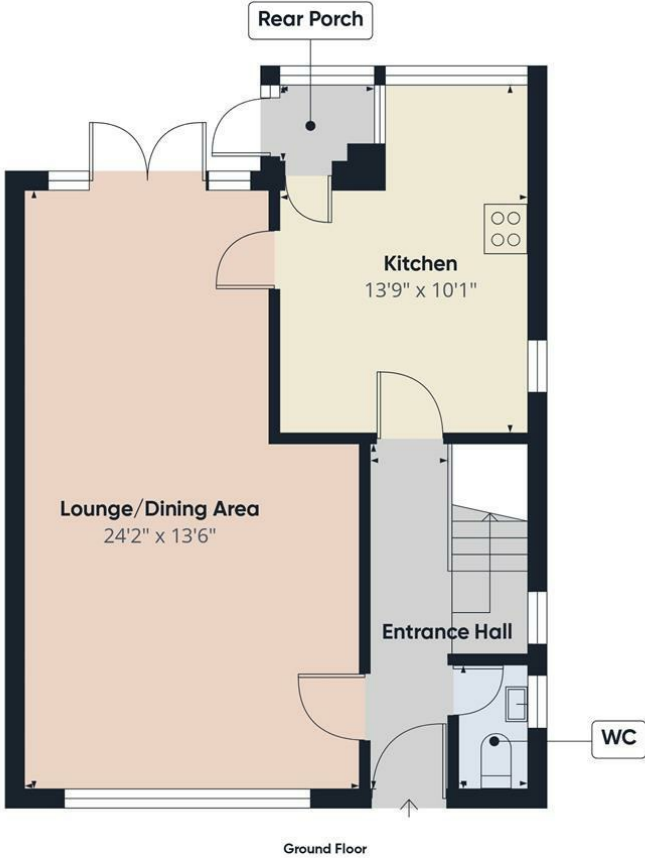
We understand that the property is Freehold. This should be clarified by your legal representative.

## **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<sup>(1)</sup>  
969 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

