



Ketil Place, Hull, HU10 7GD

Offers Over £395,000



Platinum Collection

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Occupying a prime position within this highly regarded modern development, this beautifully presented detached residence enjoys attractive open views across green space to the front and offers an exceptional layout perfectly suited to contemporary family living.

Arranged over two floors, the thoughtfully designed accommodation (as shown on the accompanying floorplan) briefly comprises a welcoming and spacious entrance hall, cloakroom/W.C., and a front-facing study enjoying pleasant open aspects. The generous lounge features an elegant bay window, creating a light-filled and inviting reception space. To the rear, the standout feature of the home is the impressive living dining kitchen, superbly appointed and offering ample space for dining and entertaining, complemented by a separate utility room for added convenience.

To the first floor, there are four well-proportioned double bedrooms. The main bedroom, positioned to the front, benefits from a contemporary en suite shower room, while the remaining three bedrooms are served by a modern family bathroom fitted with both a bath and separate shower.

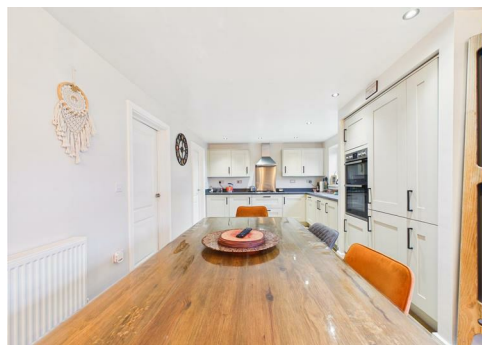
Externally, the property enjoys a garden frontage with a side driveway providing off-street parking and access to the detached single garage. The enclosed rear garden, bordered by a brick wall, is predominantly laid to lawn and offers a secure and private outdoor space ideal for families and entertaining alike.



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Key Features

- Modern Detached House Family Home With Open Aspect
- Prime Position, with Open Plan Living
- Spacious Entrance Hall, Two Reception Rooms
- Large living/Dining Kitchen, Utility Room
- Cloakroom/w.c., Landing, 4 Double Bedrooms
- Main Bed with En Suite, Family Bathroom with 4 Piece Suite
- Gardens Front & Rear, Driveway & Garage
- Early Viewing Is A Must
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

SPACIOUS ENTRANCE HALL

with entrance door, flooring, staircase leading up to the first floor and two storage cupboards

CLOAKROOM/W.C.

with a two piece white suite, comprising low flush W.C. and wash hand basin and splash back tiling.

LOUNGE

with attractive square bay window to the front elevation.

STUDY/SEPARATE SITTING ROOM

With double glazed window to the front elevation overlooking the open green space.

LIVING/DINING KITCHEN

Having a range of contemporary base and wall units with co-ordinating worktops and upstands, one and a half bowl sink and drainer, double oven, four ring gas hob with extractor above, integrated dishwasher and fridge/freezer. The dining and family area is ample in size and features French doors leading onto the rear garden.

UTILITY ROOM

With fitted units, plumbing for a washing machine, space for tumble dryer, wall mounted gas central heating boiler and external access door to the side drive.

FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

With two double glazed windows to the front elevation overlooking the green space.

ENSUITE SHOWER ROOM

with a three piece white suite , comprising shower enclosure, wash hand basin and low flush W.C.. Tiled floor.

BEDROOM 2

With double glazed window to the front elevation and useful storage cupboard.

BEDROOM 3

with a double glazed window to rear elevation.

BEDROOM 4

with a double glazed window to rear elevation.

FAMILY BATHROOM

With a four piece white suite comprising a bath, shower enclosure, wash hand basin and low flush W.C., tiled floor, and double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a garden area and to the rear garden is enclosed by brick wall and is mainly laid to lawn.

DRIVEWAY & GARAGE

a side drive provides off street parking and leads onwards to the detached single garage.

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 F. (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

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. Also an annual charge will apply for the up keep of the communal areas on the envelopment and solicitors will clarify the cost per annum.

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.







Ground Floor



First Floor

Approximate total area⁽¹⁾
1439 ft²

(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.

GIRAFFE360





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