



Valley Drive, Kirk Ella, HU10 7PW
£399,950



Platinum Collection

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This spacious extended and improved Detached Residence offers extensive family accommodation including four reception rooms, a superb integrated breakfast kitchen, four full height ceiling fitted Bedrooms, a modern 4 piece bathroom, large rear garden and double garage with multiple parking facilities.

Located in this highly popular location, the property has the benefit of gas central heating and uPVC double glazing. We highly recommend an internal inspection to fully appreciate the extensive accommodation on offer.



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Key Features

- Large Detached Residence
- Well Presented Throughout
- 4 Fitted Bedrooms (3 Doubles)
- 3 Reception Rooms
- Separate Dual Aspect Office/Gym
- Modern Dine-In Integrated Kitchen
- Modern 4 Piece Bathroom Suite
- Large Double Garage + Storage
- Landscaped Gardens Front & Back
- Highly Sought After Location



Energy Efficiency Rating	
Current	Potential
	83
65	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(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

Environmental Impact (CO ₂) Rating	
Current	Potential
73	75

Very environmentally friendly - lower CO₂ emissions

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

LOCATION

Valley Drive is a highly regarded residential area which runs off West Ella Road and connects to Easenby Avenue. The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

ENTRANCE HALL

A substantial covered porch leads to a central hall with access to staircase and radiator.

CLOAKROOM

With modern white suite incorporating low flush WC, wash hand basin, half tiled walls and ceramic tiled floor, radiator.

LIVING ROOM

20'11 x 11'11 (6.38m x 3.63m)

This very well proportioned room features a modern marble feature fireplace with inset electric fire, radiators and glazed doors leading into:

DINING ROOM

13'9 x 12'9 (4.19m x 3.89m)

Has fitted storage unit with ceramic tiled work surface to one wall and radiator. A glazed door leads into:

SITTING ROOM

17'3 x 11'9 (5.26m x 3.58m)

This delightful versatile room overlooks the rear garden and has sliding glazed doors leading to the outside.

STUDY

10'7 widening to 15'10 x 13'2 (3.23m widening to 4.83m x 4.01m)

A good sized working office/study with windows to two elevations and cupboard housing the gas fired Worcester central heating boiler, radiator. Security door leading into the garage.

BREAKFAST KITCHEN

17' x 10'7 (5.18m x 3.23m)

This very well presented breakfast kitchen offers a comprehensive range of white high gloss fronted base and wall units complimented with granite work surfaces; integrated appliances include "Bosch" twin ovens, steamer and microwave, 5 ring gas hob unit with splashback and extractor hood above and a dishwasher; twin bowl stainless steel sink unit, laminated wood flooring, recessed ceiling spotlighting, plumbing for automatic washing machine. A breakfast area has fitted seating to two walls, radiator.

FIRST FLOOR ACCOMMODATION

A sizeable landing area has radiator and storage cupboard off.

BEDROOM 1

13'9 x 11'11 (4.19m x 3.63m)

Has rear garden views and an extensive range of fitted furniture to two walls including wardrobes, storage cupboards, dressing table unit, drawers, fitted headboard and radiator.

BEDROOM 2

12'11 x 10'4 (3.94m x 3.15m)

Has rear garden views and wall of fitted wardrobes and drawers, radiator.

BEDROOM 3

10'8 x 10'4 (3.25m x 3.15m)

Has rear garden views and wall of fitted wardrobes, radiator.

BEDROOM 4

11'11 x 6'11 (3.63m x 2.11m)

Features fitted wardrobes, cabin bed, dressing table unit, radiator.

BATHROOM

8'9 x 7'6 (2.67m x 2.29m)

This modern well equipped bathroom features tiled walls and floor and a modern white suite incorporating a large shower enclosure, separate bath, vanity wash basin with storage below, low flush WC, heated towel warmer/radiator.

OUTSIDE

The property is set well back from the road and is approached across a substantial block paved driveway and widened path for extra parking space leading to a double attached garage with remote up and over door and light and power supply.

To the front of the property there is a low brick wall and hedging for extra privacy. The landscaped front garden comprises of a shaped lawn, flower borders with shrubs and inset trees.

To the rear, a private well proportioned landscaped garden includes a substantial raised paved patio leading down to a shaped lawn with herbaceous borders, water feature within rockery, vegetable patch, established trees and large wooden shed.

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.

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 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.

AGENTS NOTES (continued)

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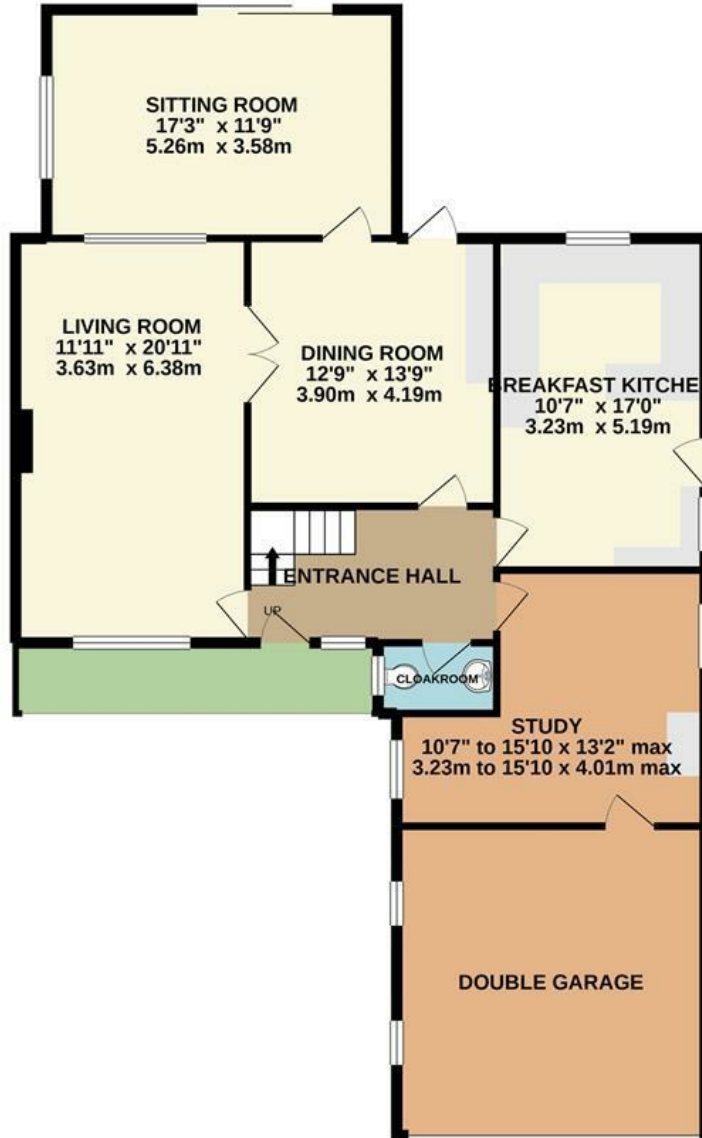
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars

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 I21 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

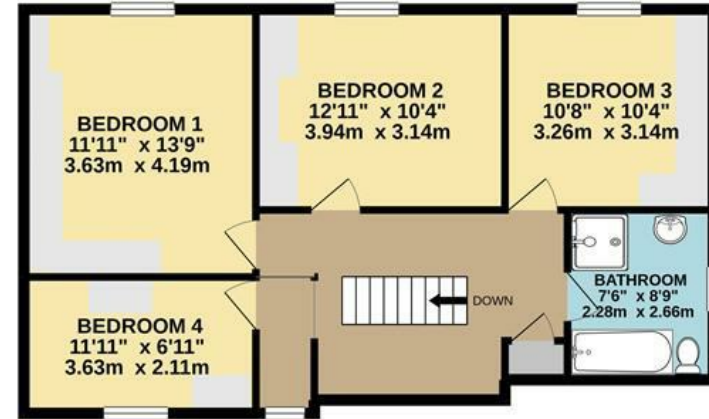




GROUND FLOOR
1347 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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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