

South Ella Way, Kirk Ella, HU10 7LZ

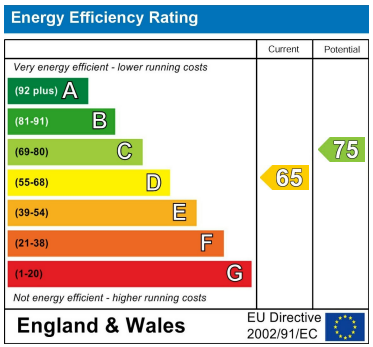
Offers Over £400,000

Philip Bannister

South Ella Way,
Kirk Ella, HU10 7LZ

Key Features

- Detached Three Bedroom Chalet Bungalow
- Potential For Extension Or Redevelopment (STPP)
- Generous Plot With Southerly Rear Aspect
- Extended Breakfast Kitchen
- Detached Garage And Ample Parking
- Established Rear Garden With Garden Room
- Highly Desirable Location
- EPC = D
- Council Tax = D



A detached three-bedroom chalet bungalow occupying a generous plot with a desirable southerly rear aspect, situated on a popular and well-regarded road in Kirk Ella. The property offers well-proportioned accommodation with scope for general updating, while also presenting excellent potential for further extension and development, subject to the necessary planning consents, as demonstrated by a number of neighbouring properties.

The accommodation briefly comprises a central entrance hall, bay-fronted lounge, extended breakfast kitchen, bathroom and two ground floor bedrooms, one of which offers excellent versatility as a day room or additional reception space, enjoying attractive views along the long rear garden. To the first floor is a further bedroom together with a separate WC.

Externally, the property benefits from a horseshoe-style driveway providing ample off-street parking, continuing to the side of the property and leading to a detached garage. The rear garden is a particular feature, being generous in size, well established and enjoying a pleasant southerly aspect. A garden room provides an enjoyable outlook across the garden, while beyond a mature hedge screen is a further area which would lend itself particularly well to use as a vegetable garden or allotment-style growing area. Overall, the property offers a rare combination of a well-regarded Kirk Ella location, generous plot and considerable scope for future enhancement.











ACCOMMODATION
The property is arranged over two floors and comprisies:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a timber entrance door, the hallway leads to the principal rooms of the property. To one corner there is a built-in storage cupboard.

LOUNGE
A front-facing reception room with a bay window, further window to the side elevation and a feature fireplace housing an electric fire.

BREAKFAST KITCHEN
The extended breakfast kitchen is fitted with a range of wall and base units, which are mounted with contrasting worksurfaces over tiling. There is a 1½ bowl sink unit beneath a window to the rear, with a further window to the side elevation. Space is available for various appliances, including a washing machine, dishwasher, tumble dryer and freestanding cooker. There is a staircase leading to the first floor with a cupboard beneath, together with a door providing access to the rear garden.

BATHROOM
The bathroom is fitted with a three-piece suite comprising WC, pedestal wash basin and bath with an electric shower over. There is tiling to the walls, a built-in cupboard to one corner which houses the boiler and hot water tank, and there is a window to the rear.

BEDROOM 1
A double bedroom positioned to the front of the property with a bay window and further window to the side elevation. There is a range of fitted wardrobes and drawers.

BEDROOM 2
A versatile room which can be utilised as a second bedroom or day room, with sliding doors offering views across the rear garden. There is a further window to the side elevation.

FIRST FLOOR

LANDING
With access to:

BEDROOM 3
A third bedroom with two Velux windows and access to:

WC
Fitted with a two-piece suite comprising WC and vanity wash basin mounted upon a storage unit. There is half-height wall tiling.

OUTSIDE

GARDEN ROOM
Accessed via a uPVC door from the rear garden, this fabulous garden room enjoys views across the rear garden and has sliding doors opening onto the rear patio. There is a tiled floor, wall heater, low-level wall and uPVC frames.

FRONT
To the front of the property there is a substantial block-paved horseshoe driveway providing in-and-out access. There is a small semi-circular lawn, with the driveway continuing to the side of the property.

REAR
The established rear garden is an excellent size and enjoys a southerly aspect. There is a patio area adjoining the garden room, together with lawns and established planting beds and shrubbery. To the bottom of the garden there is an additional garden area, screened by hedging, which would make an ideal vegetable plot.

GARAGE
To the bottom of the side driveway there is a brick-built detached garage with an automated door, light and power connection. There is also a personnel door to the side.

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 majority 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). We would recommend a purchaser make their own enquiries to verify this.

TENURE
We understand that the property is Freehold.

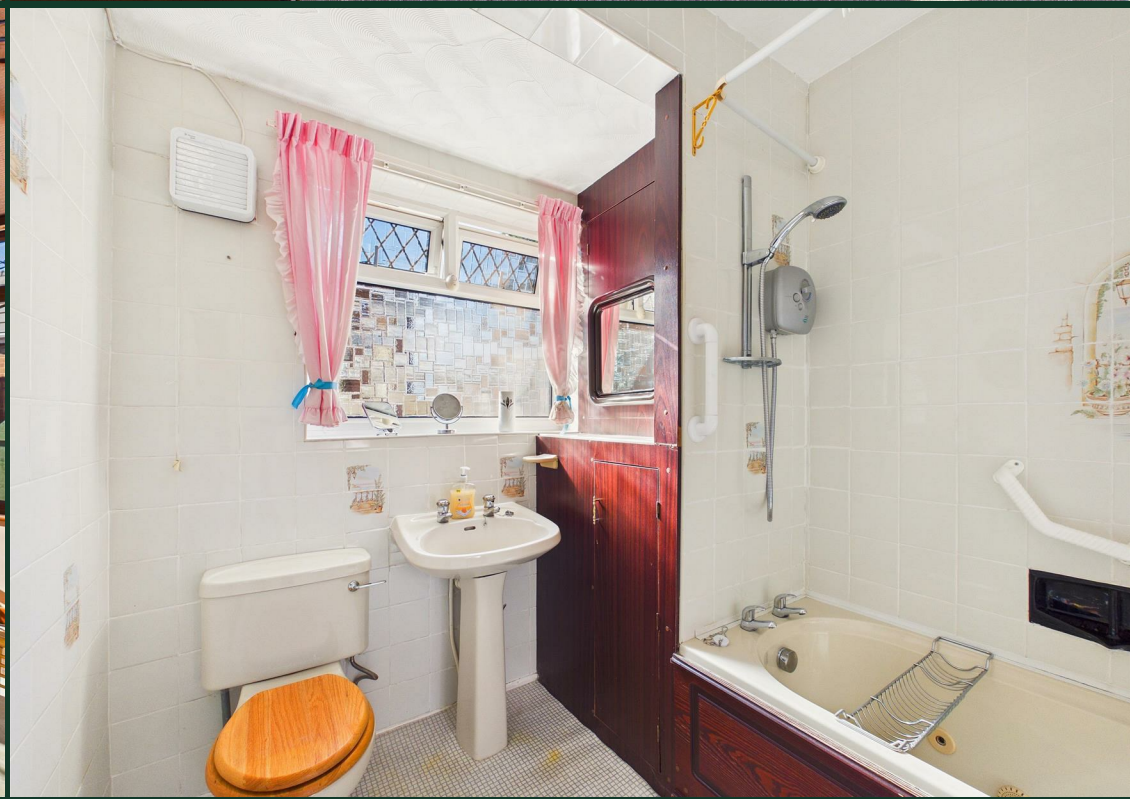
VIEWINGS.
Strictly by appointment with the sole agents.

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.

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 in-house 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.

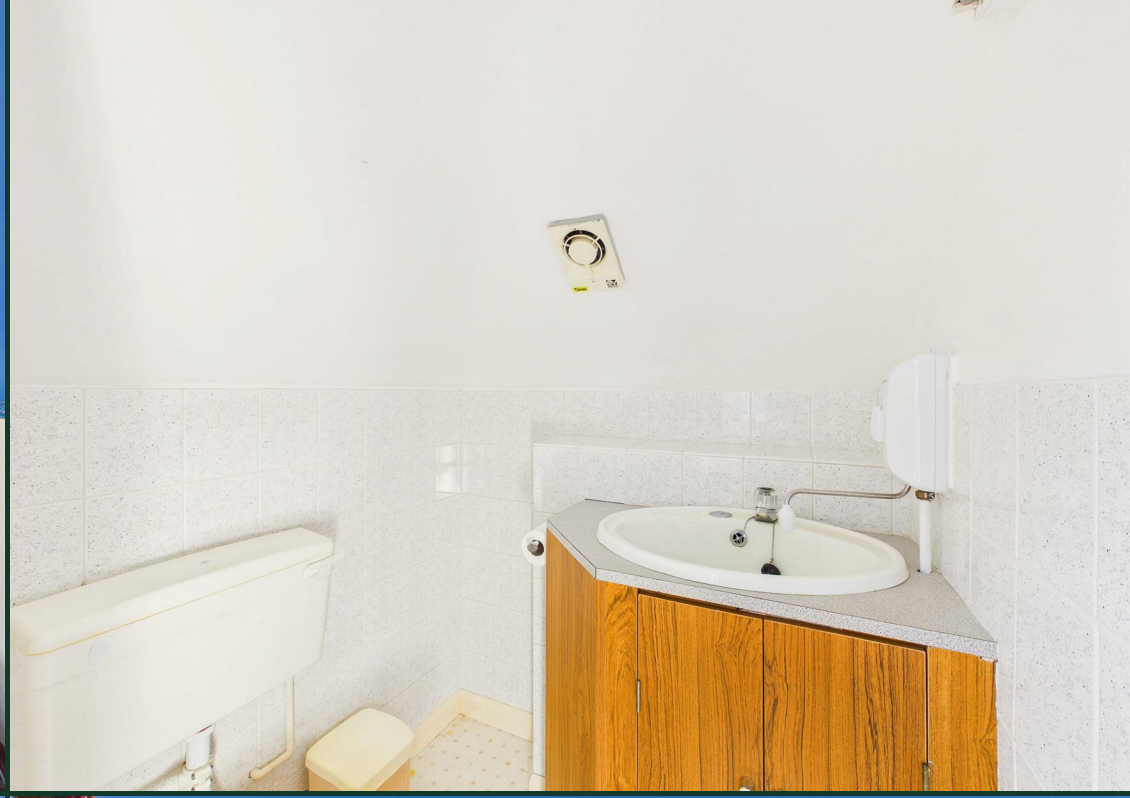
THINKING OF SELLING?.

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.

AGENT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











Approximate total area(1)

1182 ft²

Reduced headroom

45 ft²

(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

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