



Wordsworth Avenue, Kirk Ella, HU10 7GS  
£310,000

Philip  
**Bannister**  
Estate & Letting Agents

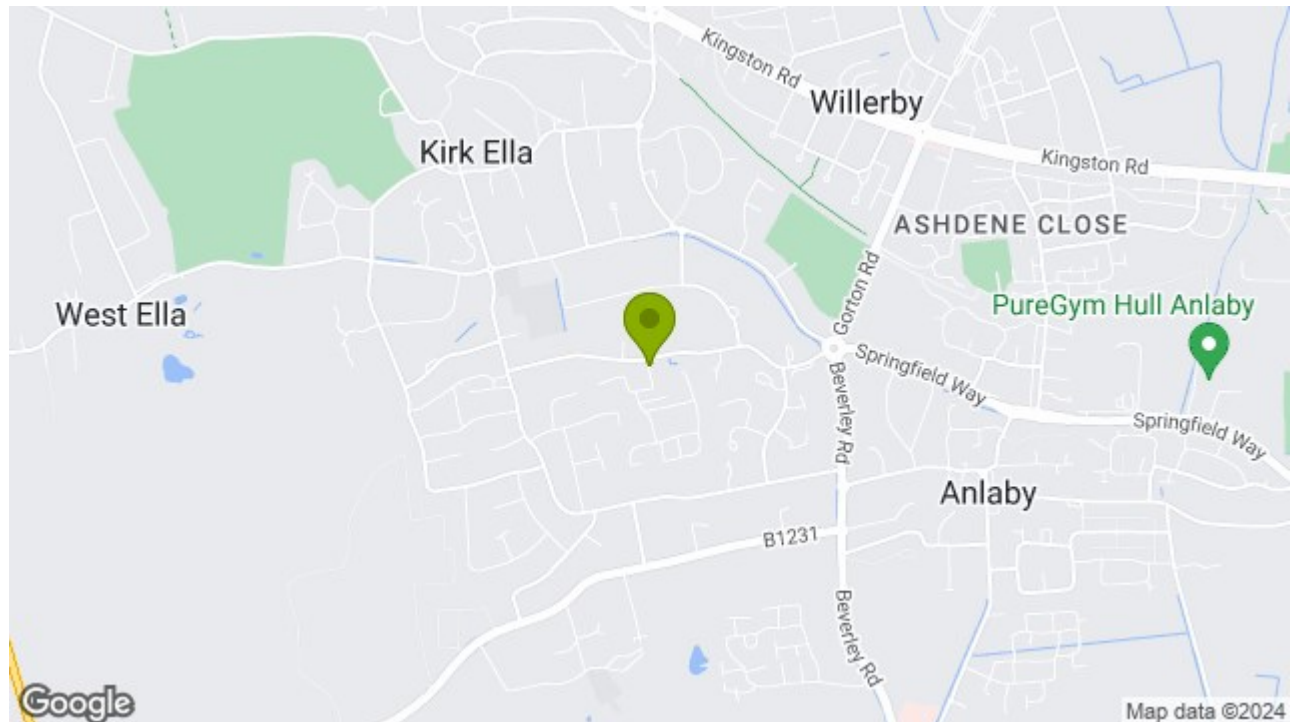
# Wordsworth Avenue, Kirk Ella, HU10 7GS

This stunning 3 bedroom detached family home is enviously positioned at the front of the new and exclusive 'Sycamores' development located just off South Ella Way. Presented to the highest quality throughout with upgraded features both internally and externally. Must be viewed quickly to avoid disappointment.

## Key Features

- Beautifully Presented
- Detached Family Home
- Part of the Exclusive 'Sycamores' Development
- Sought After Location
- Off-Street Parking
- Contemporary Throughout
- EPC = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(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		
England & Wales	EU Directive 2002/91/EC	





## KIRK ELLA

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.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with light tiled flooring and both a WC and storage cupboard off.

### DINING KITCHEN

17'5 x 9'7 (5.31m x 2.92m )

A fabulous dining kitchen with modern grey shaker style wall and base units and contrasting laminated work surfaces. With integrated 'Zanussi' appliances including a Fridge/Freezer, Electric Multifunctional Double Oven, Gas Hob and an Extractor Fan. Further benefitting from ample dining space, recessed spotlights, windows to the front and side elevation and French doors providing a fantastic aspect over the rear garden.

### LIVING ROOM

17'5 x 10 (5.31m x 3.05m )

A generous living room with window to the front and side elevation.

### WC

With low flush WC, a wash hand basin with splash back tiling and a tiled floor.

## FIRST FLOOR;

### BEDROOM 1

14'10 + wardrobes x 9'7 (4.52m + wardrobes x 2.92m )

A fabulous master bedroom with fitted wardrobes, a window to the front elevation and access to the en-suite.

### EN-SUITE

7'1 x 4'2 (2.16m x 1.27m )

With a three piece suite comprising of an enclosed shower cubicle, wash hand basin and a concealed cistern WC. Further benefitting from tiled flooring, radiator and a window to the side elevation.

### BEDROOM 2

10 x 9 (3.05m x 2.74m)

A bedroom of double proportions with window to the front elevation.

### BEDROOM 3

10 x 7'10 (3.05m x 2.39m)

A generous bedroom with window to the side elevation.

### BATHROOM

6'10 x 6'2 (2.08m x 1.88m )

A contemporary bathroom with a three piece suite comprising of a panelled bath, floating wash hand basin and a concealed cistern WC. Further benefitting from splash back tiling, tiled flooring, recessed spotlights, heated towel rail and a window to the front elevation.

## EXTERNAL;

### PARKING

With a side drive and off-street parking for 2 vehicles.

## REAR

A low maintenance rear garden with block paved patio, timber fencing and artificial turf.

## 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 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.

## TENURE

We understand that the property is Freehold.

## 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

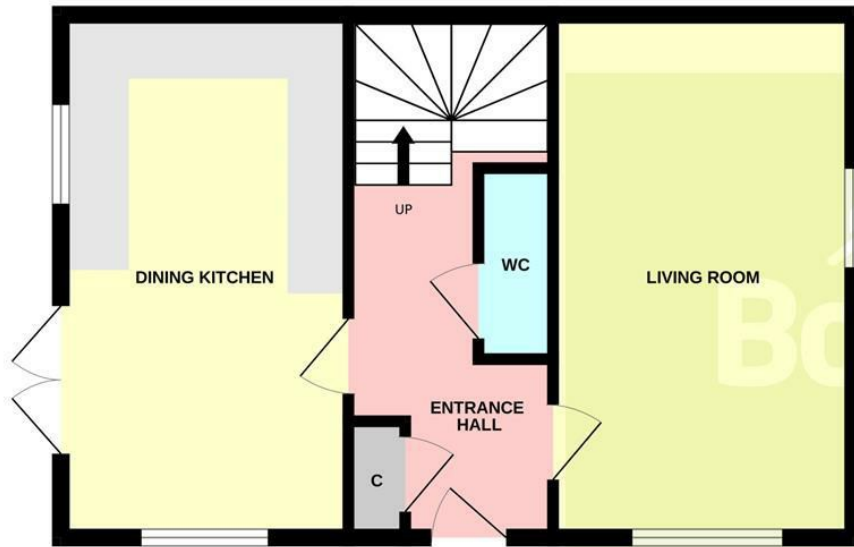
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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