



**Bromby Grove, Hull, HU6 9FB**  
Offers Over £175,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Bromby Grove, Hull, HU6 9FB

## Key Features

- Situated on a lovely Corner Plot
- 3 Bedroom detached property
- Lounge, Dining kitchen
- three bedrooms, 2 bathrooms
- Rear Drive and A Garage which has been converted to a Bar
- Early viewing is a Must
- EPC - B

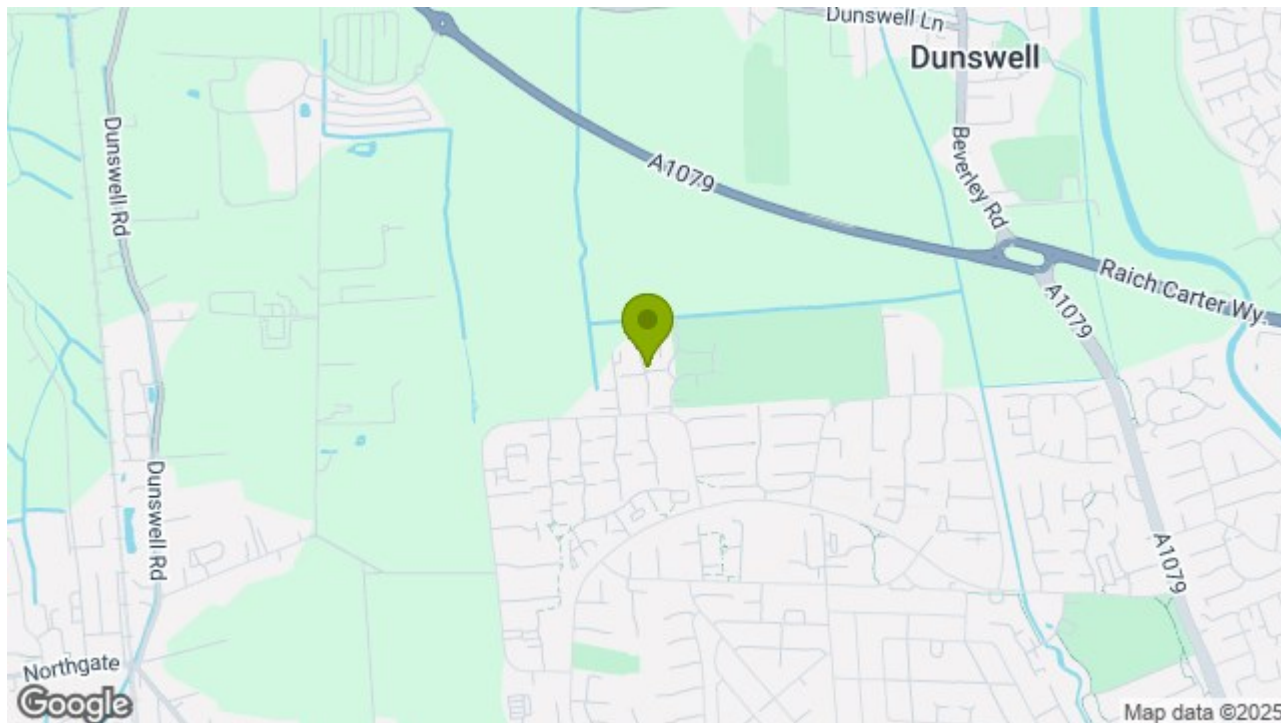
Situated on Bromby Grove, Hull, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom and lounge. The heart of the home is undoubtedly the dining kitchen, which offers ample space entertaining.

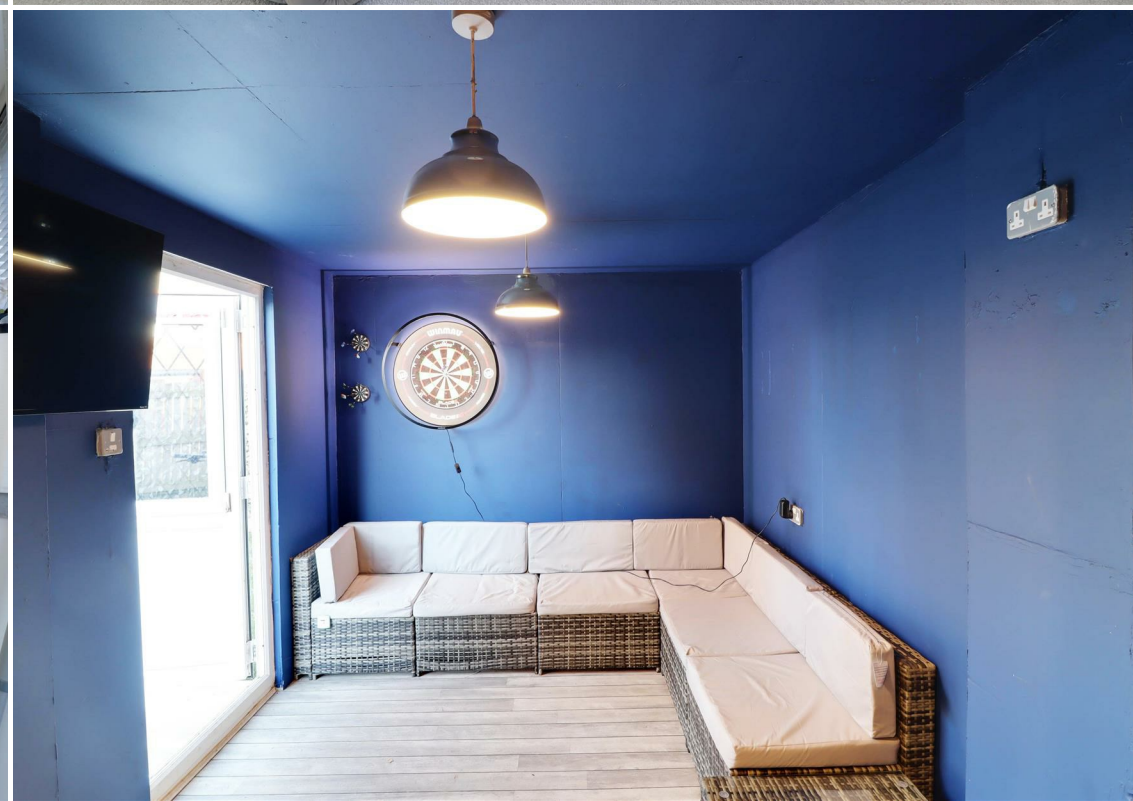
This property features two bathrooms, and three good sized bedrooms to the first floor. The corner plot location enhances the appeal, providing additional outdoor space for children to play or for hosting summer gatherings.

One of the standout features of this home is the converted garage, now transformed into a charming bar/entertaining area and the property needs to be early to avoid any disappointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(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	







## BEVERLEY HIGH ROAD

The property is located off Hall Road off Beverley High Road which is located some 2 miles to the North of the City Centre, close to local shops, public transport, University & all local amenities. Kingswood Retail Park, Tesco & Asda supermarkets are within a short driving distance. Access to Hull City Centre, Beverley & the A63/M62 motorway link are all within easy reach.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed door, double glazed window to the side elevation, tiled floor and stairs to the first floor.

### CLOAKROOM/W.C.

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

### LOUNGE

14'6 x 11'2 (4.42m x 3.40m)  
with two double glazed windows to the side and front elevation and understairs cupboard.

### DINING KITCHEN

14'6 x 9'6 (4.42m x 2.90m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, boiler, splash back tiling, tiled floor, two double glazed windows to the front and side elevation and double glazed french doors leading out to the rear garden

## FIRST FLOOR

### LANDING

with access to roof void

## BEDROOM 1

8'2 x 14'6 max measurement (2.49m x 4.42m max measurement)  
with double glazed window to the front elevation.

## ENSUITE SHOWER ROOM

3'5 x 6'6 (1.04m x 1.98m)  
with three piece white suite, comprising, shower, wash hand basin, w.c., and double glazed window to the front elevation

## BEDROOM 2

8'1 x 9'6 (2.46m x 2.90m)  
with double glazed window to the front elevation.

## BEDROOM 3

6'1 x 7'5 (1.85m x 2.26m)  
with double glazed window to the side elevation.

## BATHROOM

6'1 x 6' (1.85m x 1.83m)  
with three piece white suite, comprising, panelled bath, wash hand basin, w.c., splash back tiling, vinyl floor covering and double glazed window to the front elevation

## EXTERNAL

Outside the property sits on a lovely corner plot, with a good sized rear garden which is mainly laid to lawn with patio area and a rear driveway leads to a garage, (which has been converted into a bar/entertaining area.

## GENERAL INFORMATION

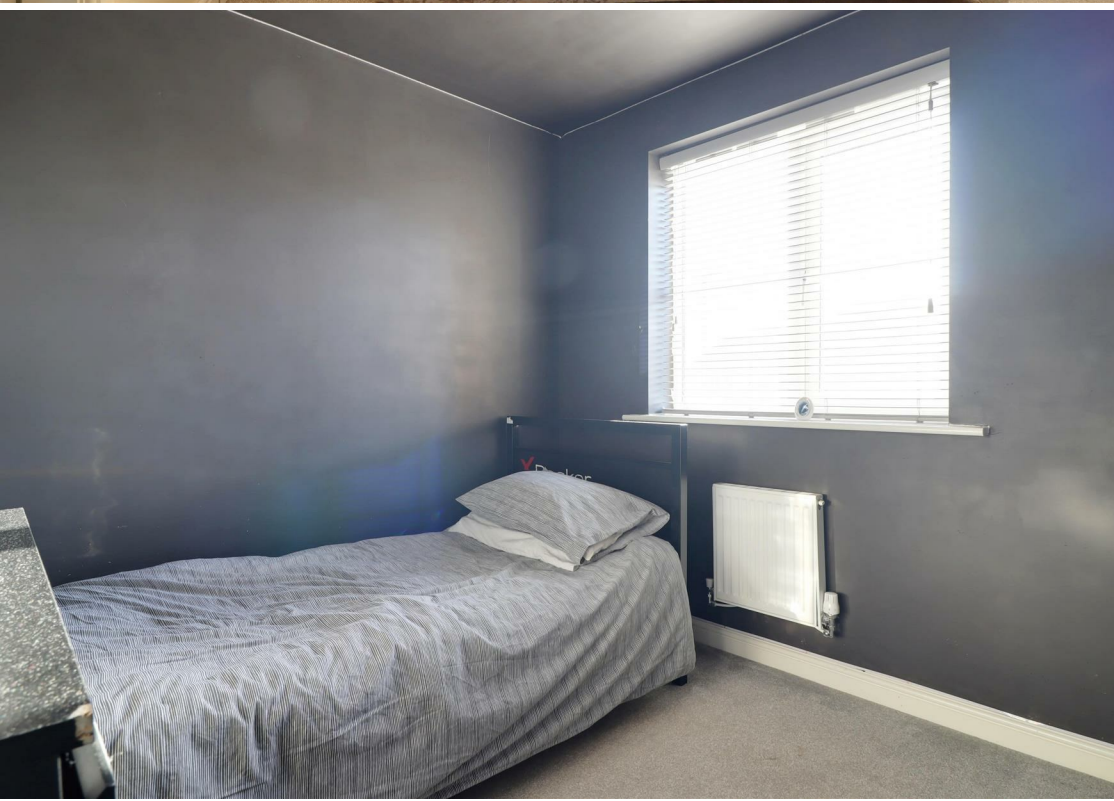
SERVICES - Mains water, electricity, gas and drainage are connected to the property.  
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

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

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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 £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. NB an annual management payment will be set up in the near future by a management company to maintain any communal areas the development may have.

### AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



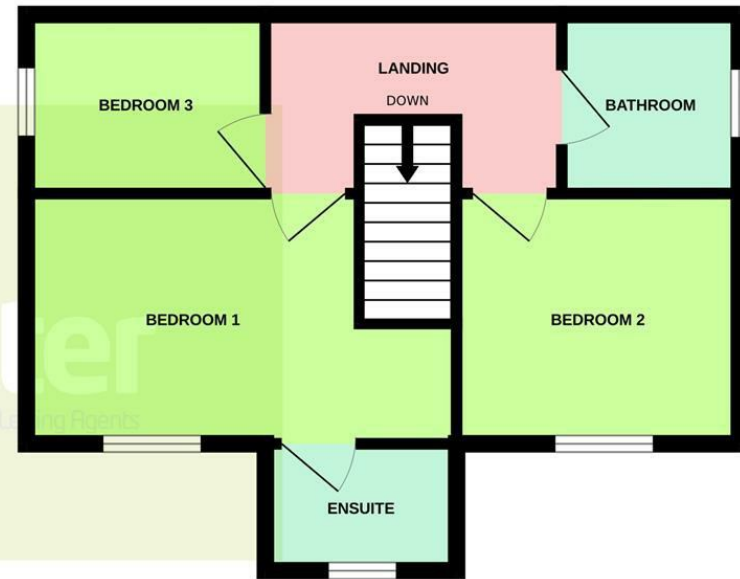




GROUND FLOOR



1ST FLOOR



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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