



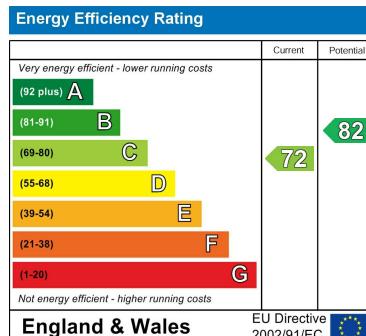
Ancaster Avenue, Hull, HU5 4QP  
Offers Over £165,000

Philip  
**Bannister**  
Estate & Letting Agents

# Ancaster Avenue, Hull, HU5 4QP

## Key Features

- Excellent Home Which Must Be Viewed Early
- Close To Good Schools and Local Amenities
- Entrance Hall, Lounge, Dining Room
- Kitchen, Landing, 3 Bedrooms, Bathroom
- Loft Area, gardens Front & Rear and off Road Parking
- Early Viewing Is A Must
- EPC -C

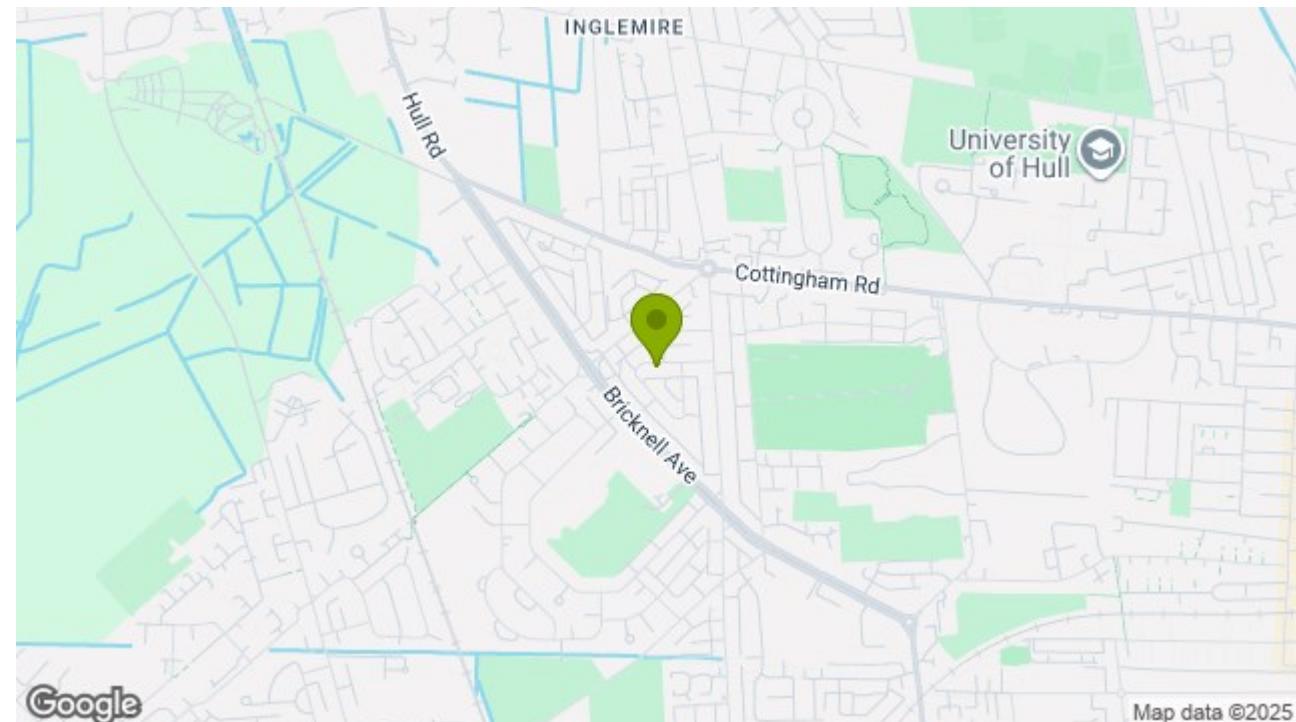


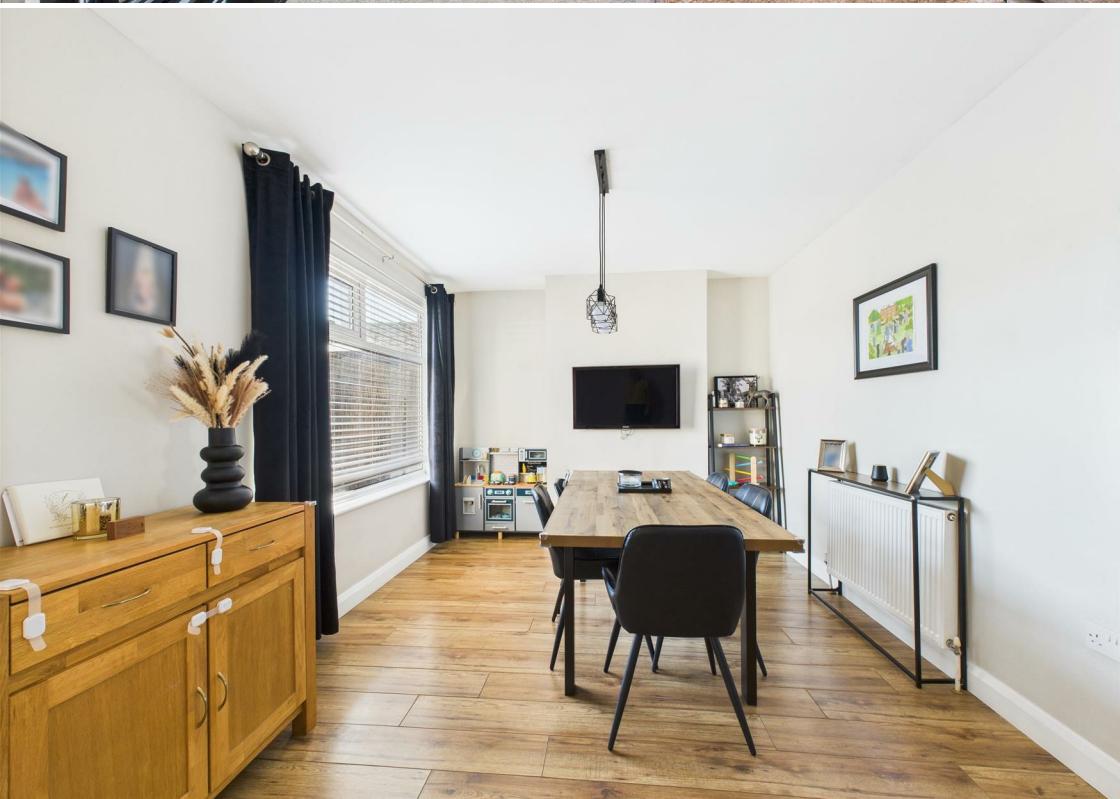
This charming and well-presented three-bedroom mid-terraced property, featuring a versatile loft space, is perfectly situated close to highly regarded schools, colleges, and a range of local amenities.

Ideal for families and first-time buyers alike, the accommodation briefly comprises: an entrance hall, spacious lounge, separate dining room, and a modern fitted kitchen. To the first floor are three bedrooms and a family bathroom, with a fixed staircase leading to a useful loft room.

Externally, the property boasts gardens to both the front and rear, with the front offering off-road parking.

Early viewing is highly recommended to avoid disappointment!





## Inglemire Area - Description

Ancaster Avenue is off Fairfax Avenue in Hull close to local shops and public transportation, with access to both Hull City Centre and the A63/M62 motorway. The Hull University is also within a short walking distance and good local primary and secondary schools.

## GROUND FLOOR

### ENTRANCE HALL

With double glazed door and stairs to the first floor.

### LOUNGE

14' into bay x 11'1 (4.27m into bay x 3.38m)  
with double glazed angle bay window to the front elevation, feature fireplace

### DINING ROOM

10'3 x 16'7 (3.12m x 5.05m)  
with double glazed window to the rear elevation, and laminate flooring

### KITCHEN

13'3 x 6'1 (4.04m x 1.85m)  
with a range of base and wall unit, laminate work surfaces, sink unit, space for cooker and fridge, plumbing for automatic washing machine, splash back tiling, and two double glazed windows to the rear and side elevation and double glazed door.

### LANDING

with fixed staircase to the loft area

### BEDROOM 1

14'9 into bay x 10'1 (4.50m into bay x 3.07m)  
with double glazed angle bay window to the front elevation.

### BEDROOM 2

10'5 x 10'1 (3.18m x 3.07m)  
with double glazed window to the rear elevation.

### BEDROOM 3

7'5 x 6' (2.26m x 1.83m)  
with a double glazed window to the front elevation.

### BATHROOM

5'4 x 6' (1.63m x 1.83m)  
with a three piece white suite with rain shower and glazed screen over the bath, fully tiled to walls, heated towel rail and double glazed window to the rear elevation.

### LOFT AREA

10' x 15' (3.05m x 4.57m)  
with velux window.

### EXTERNAL

Outside to the front of the property is a pebbled garden offering off road parking and to the rear is a lawn garden, with summer house and 10' access

### 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 OR The property has the benefit of sealed unit double glazing.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (Hull City 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

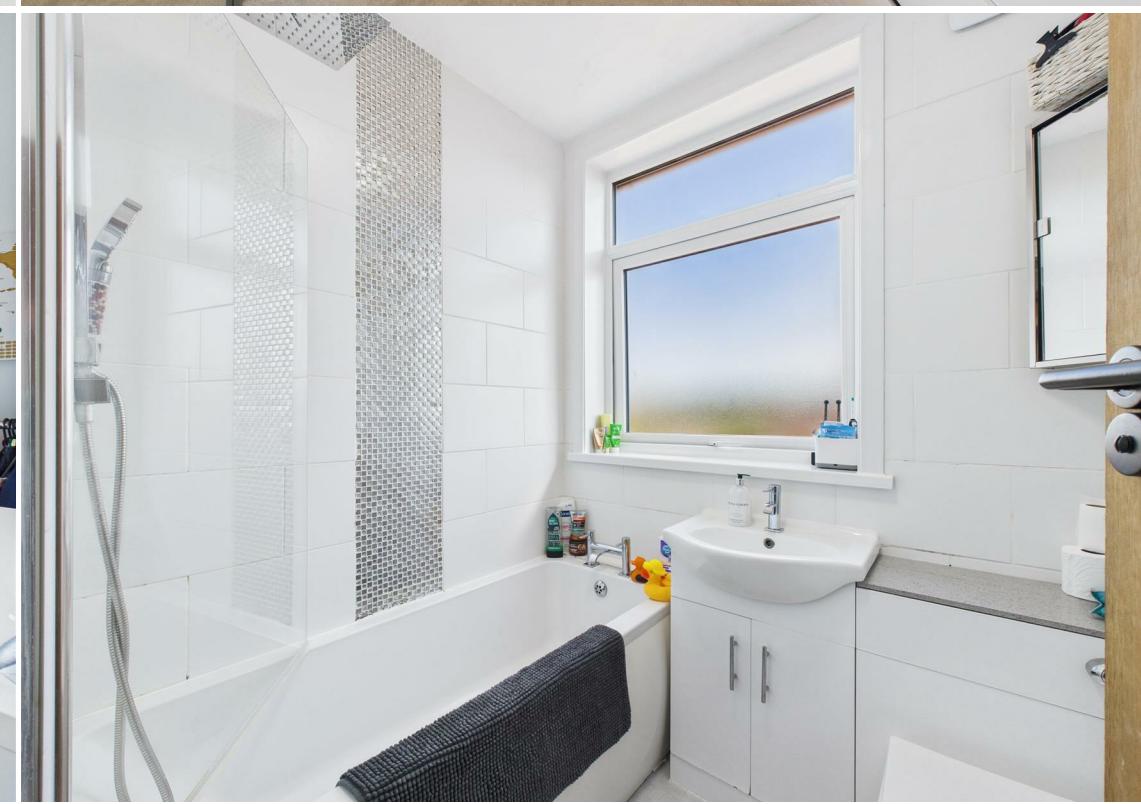
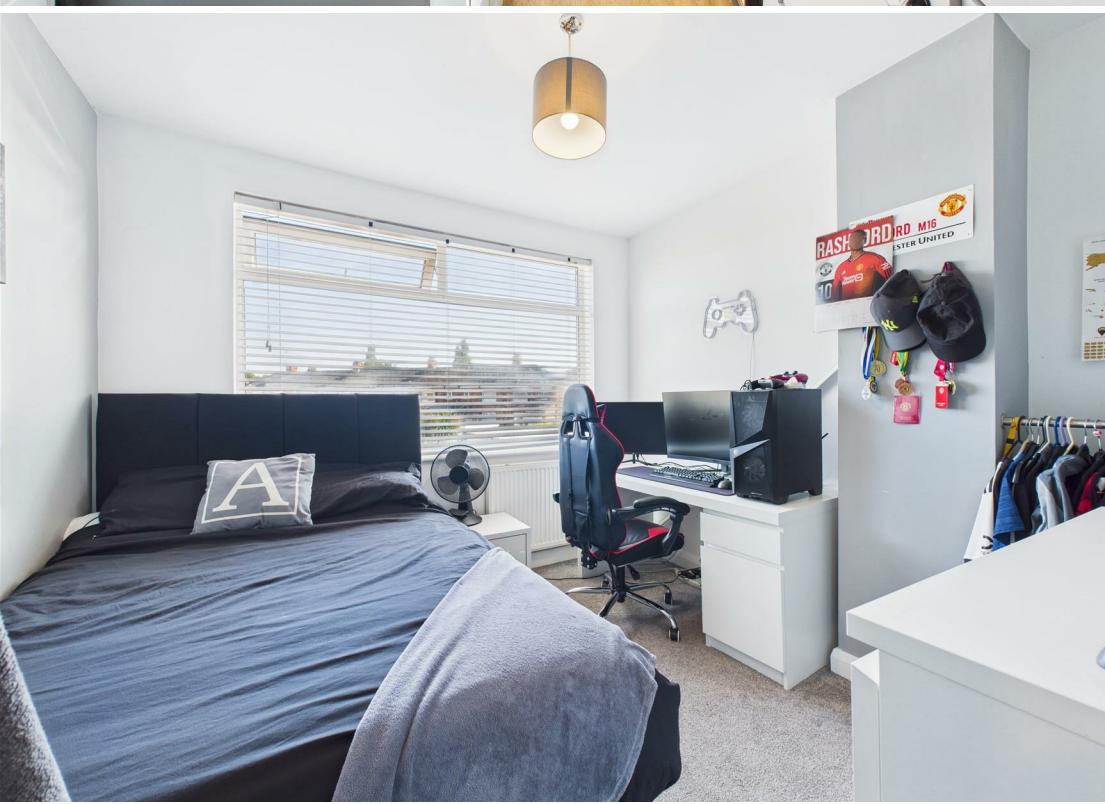
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

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 NTS/TEAT 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)

#### **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.

#### **TENURE.**

We understand that the property is Freehold.





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