



Normanton Rise, Hull, HU4 7SX

£975 Per Calendar Month





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Platinum Collection

## **Normanton Rise, Hull, HU4 7SX**

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A well established family home with 3/4 bedrooms plus a converted loft room. Located within a very sought-after area. Ample living space. Off-street parking and a garage.





# Normanton Rise, Hull, HU4 7SX

## Key Features

- SEMI-DETACHED
- 3/4 BEDS + LOFT ROOM
- SOUGHT AFTER LOCATION
- OFF-STREET PARKING
- GARAGE
- FLEXIBLE LIVING ACCOMMODATION
- EPC = C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |                         |           |
|                                             | 72                      | 85        |
| England & Wales                             | EU Directive 2002/91/EC |           |

### **ANLBY COMMON**

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

### **THROUGH LIVING ROOM**

A generous and flexible living space with window to the front elevation and sliding doors leading to the conservatory to the rear.

### **CONSERVATORY**

An extra reception space with French doors leading to the rear garden.

### **KITCHEN**

Well equipped kitchen with shaker style wall and base units with contrasting work surfaces. Integrated good include Electric Hob, Oven and an Automatic Dishwasher.

### **UTILITY AREA**

With matching units to the kitchen and plumbing for an Automatic Washing Machine, vented for a Tumble Dryer.

### **BEDROOM 4/RECEPTION ROOM**

Flexible space which can be utilised as a bedroom or extra sitting room.

### **BEDROOM 1**

A bedroom of double proportions with a variety of fitted furniture.

### **BEDROOM 2**

A further bedroom of double proportions with fitted wardrobes.

### **BEDROOM 3**

A bedroom of single proportions.

### **BATHROOM**

Three piece suite comprising of a corner bath with overhead shower, WC and wash hand basin.

### **LOFT ROOM**

A further space which can be utilised as a bedroom or living space. Storage to the eaves.

### **EXTERNAL**

To the front is a walled garden and wrought iron gate with footpath leading to the front of the property.

To the rear is an enclosed private garden with patio area, turfed lawn and access to the garage.

### **TENANCY INFORMATION**

A minimum of 6 months (Assured Shorthold)  
We will require One Months rental in advance.  
Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£225). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

### **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).

We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

### **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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

















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