



Malvern Road, Hull, HU5 5TL  
£150,000

  
**Philip  
Bannister**  
Estate & Letting Agents

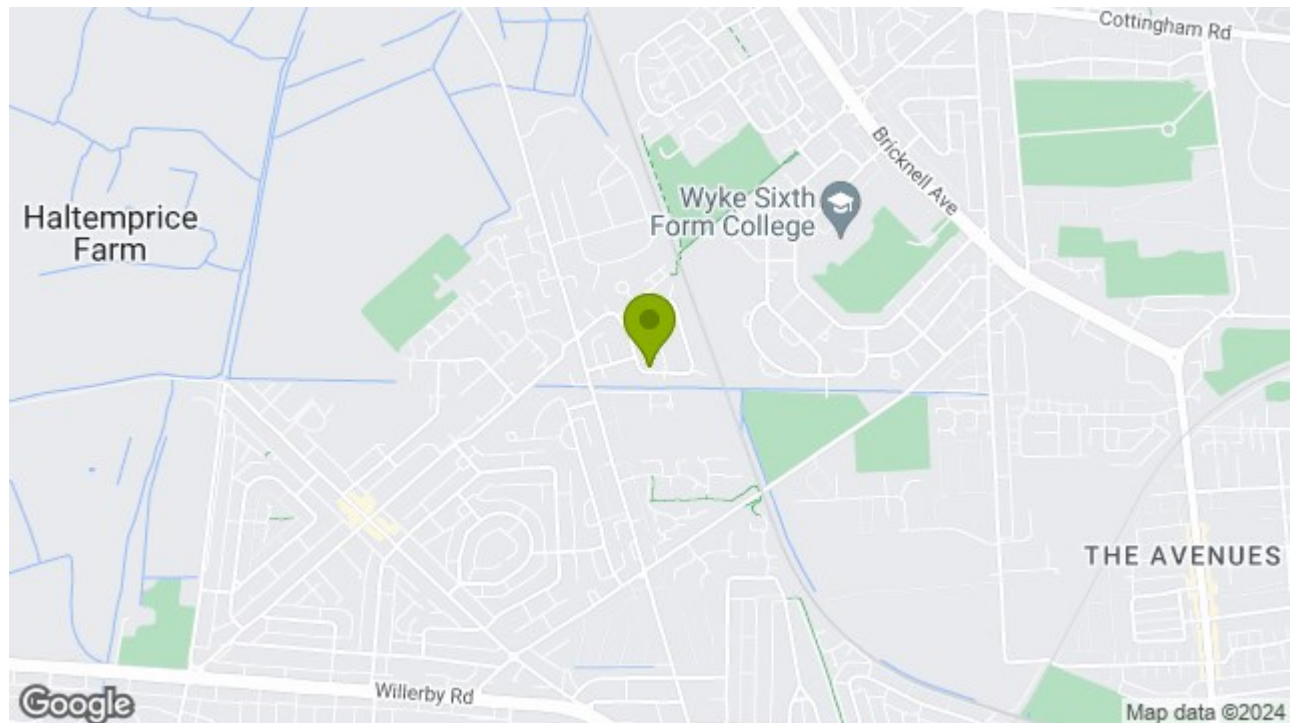
# Malvern Road, Hull, HU5 5TL

A vastly extended three bedroom semi-detached home that has recently undergone a full schedule of renovation works. Now benefitting from freshly laid carpets, newly re-decorated a new kitchen and downstairs WC. With plenty of off-street parking and gardens to the front and rear this is one not to miss.

## Key Features

- Vastly Extended
- Brand New Kitchen
- Newly Refurbished
- Freshly Decorated
- Vast Living Space
- Off-Street Parking
- Fantastic Plot
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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	





## **GROUND FLOOR;**

### **ENTRANCE HALL**

Providing access to the accommodation, with stairs off.

### **LIVING / DINING ROOM**

23'11 into bay x 14'7 (7.29m into bay x 4.45m )

A generous and flexible room with ample space for both living and dining. With bay window to the front elevation, window to the side elevation, access to the under-stairs cupboard and a fitted bookcase/shelving unit.

### **DINING KITCHEN**

22'1 x 10'8 (6.73m x 3.25m )

Newly fitted kitchen with white gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Electric Hob and an Extractor Fan. With further space for a Fridge/Freezer and plumbing for an automatic washing machine. With ample dining space with French doors leading to the living space.

### **WC**

With low flush WC, wash hand basin, heated towel rail and a window to the rear elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

14'1 into bay x 9'1 (4.29m into bay x 2.77m)

A bedroom of double proportions with bay window to the front elevation, freshly laid carpets and newly redecorated.

### **BEDROOM 2**

9'1 x 9'5 (2.77m x 2.87m )

A further bedroom of double proportions with window to the rear elevation, freshly laid carpets and newly redecorated.

### **BEDROOM 3**

9'3 x 5'10 (2.82m x 1.78m )

A bedroom of single with window to the front elevation, freshly laid carpets and newly redecorated.

### **BATHROOM**

5'10 x 4'9 (1.78m x 1.45m )

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from a window to the side elevation and tiled walls.

## **EXTERNAL;**

### **FRONT**

To the front of the property is a gravelled driveway for multiple vehicles, walled border and a shaped lawn.

### **REAR**

Low maintenance rear garden with block pavers and artificially turfed lawn.

## **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 A (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.

## **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



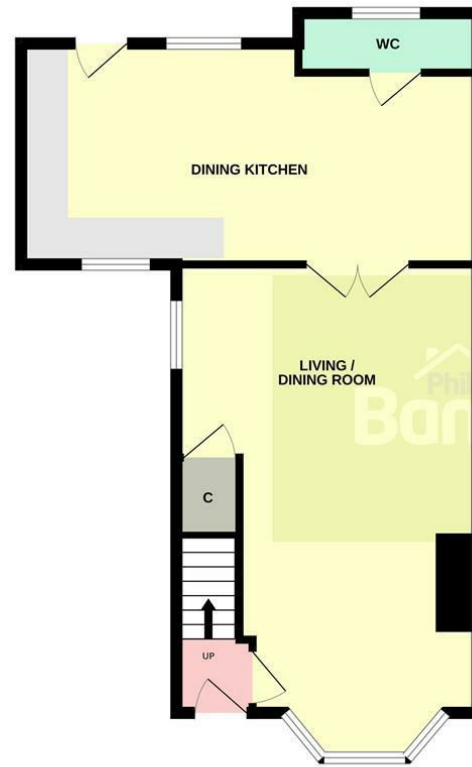
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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

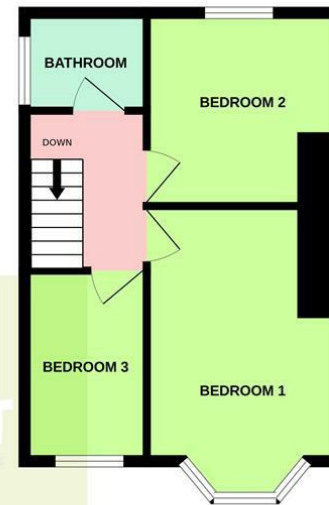
£200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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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