



Yorkshire Close, Hull, HU5 5XY  
£140,000

Philip  
**Bannister**  
Estate & Letting Agents

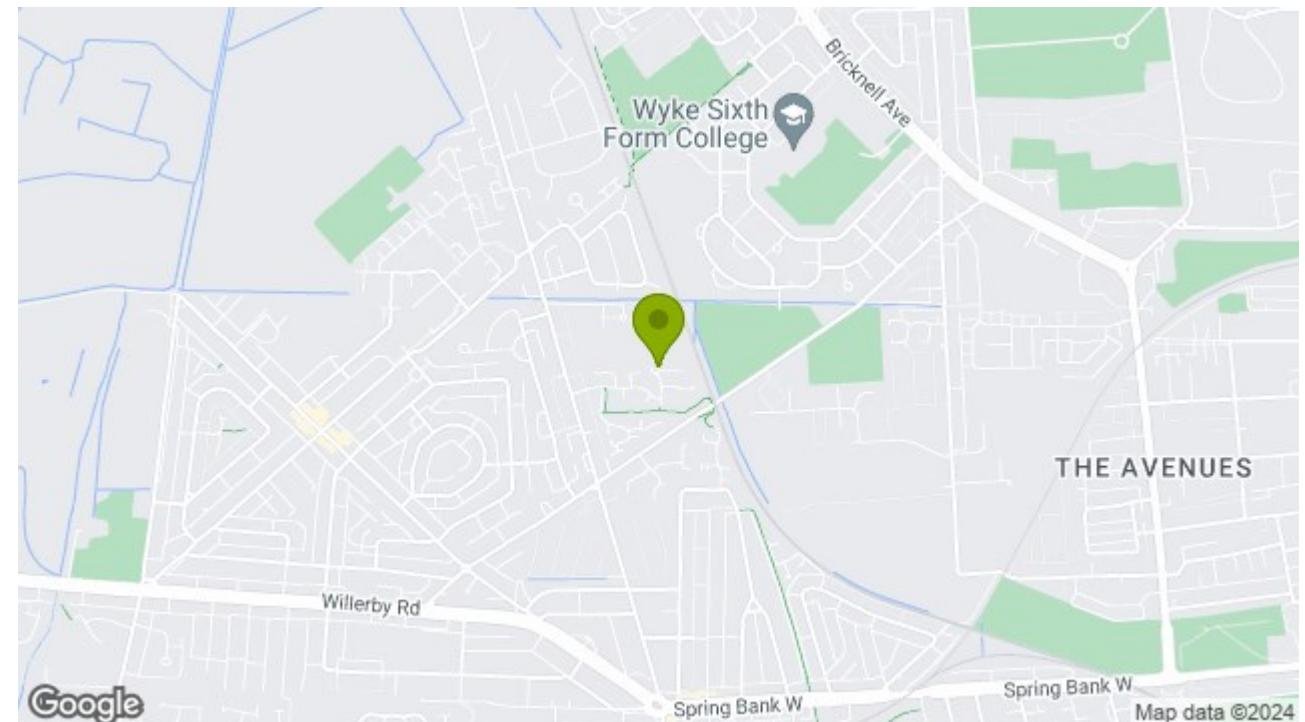
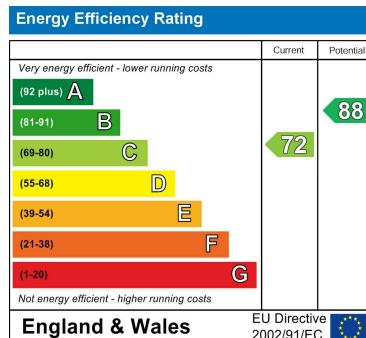
# Yorkshire Close, Hull, HU5 5XY

Located within a popular cul-de-sac is this delightful home which boasts two generously sized bedrooms complete with fitted wardrobes. The well appointed accommodation features a spacious front-facing lounge, breakfast kitchen, equipped with integral appliances and an inviting island and French doors opening to a conservatory. Upon the first floor there is the modern bathroom along with the 2 fitted bedrooms. Outside there are beautifully tended gardens, which include artificial turf and an appealing patio in the private rear in addition to the convenience of a two-car driveway.

## Key Features

---

- Well Appointed Semi-Detached Home
- 2 Good Sized Bedrooms
- Modern Breakfast Kitchen
- Fitted Wardrobes To Both Bedrooms
- Good Sized Lounge
- Fabulous Rear Garden
- Attractive Bathroom
- Driveway Parking
- ER - TBC





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door, with internal door to:

#### LOUNGE

15'5 x 11'10 (4.70m x 3.61m)

An attractive front facing reception room with a solid wood open tread staircase leading to the first floor.

#### BREAKFAST KITCHEN

9'1 x 11'10 (2.77m x 3.61m)

The well appointed breakfast kitchen is fitted with a range of wall and base units which are mounted with complimentary worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation and there are integral appliances which include an electric oven, ceramic hob beneath an extractor hood and a washing machine. There are undercabinet lighting and an island with overhanging breakfast bar. Double doors open to:

#### CONSERVATORY

9'2 x 10'2 (2.79m x 3.10m)

A uPVC conservatory which is located to the rear of the property and overlooking the garden.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation.

#### BEDROOM 1

9'2 x 10'1 + wardrobes (2.79m x 3.07m + wardrobes)  
A master bedroom with two sets of fitted wardrobes.

#### BEDROOM 2

7'1 x 10'1 + wardrobes (2.16m x 3.07m + wardrobes)  
A good sized second bedroom with a wall of fitted wardrobes.

#### BATHROOM

A delightful bathroom which is fitted with a three piece suite comprising WC, vanity wash basin and a panelled bath with a glazed screen and electric shower over. There is tiling to the walls, a heated towel rail and a overstairs storage cupboard.

#### OUTSIDE

#### FRONT

To the front of the property there is an artificial lawn with a footpath leading to the entrance door. A side driveway offers parking for two vehicles.

#### REAR

The impressive rear garden offers excellent privacy and has been designed for ease of maintenance with an artificial lawn and an extensive patio area which continues to the side where there is a useful storage area. To one corner of the garden there is a store with composite cladding, light and power.

#### 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 B. (Hull City Council). We would recommend a purchaser make their own enquiries to

verify this.

**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.

#### VIEWINGS

Strictly by appointment with the sole agents.

#### 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 in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

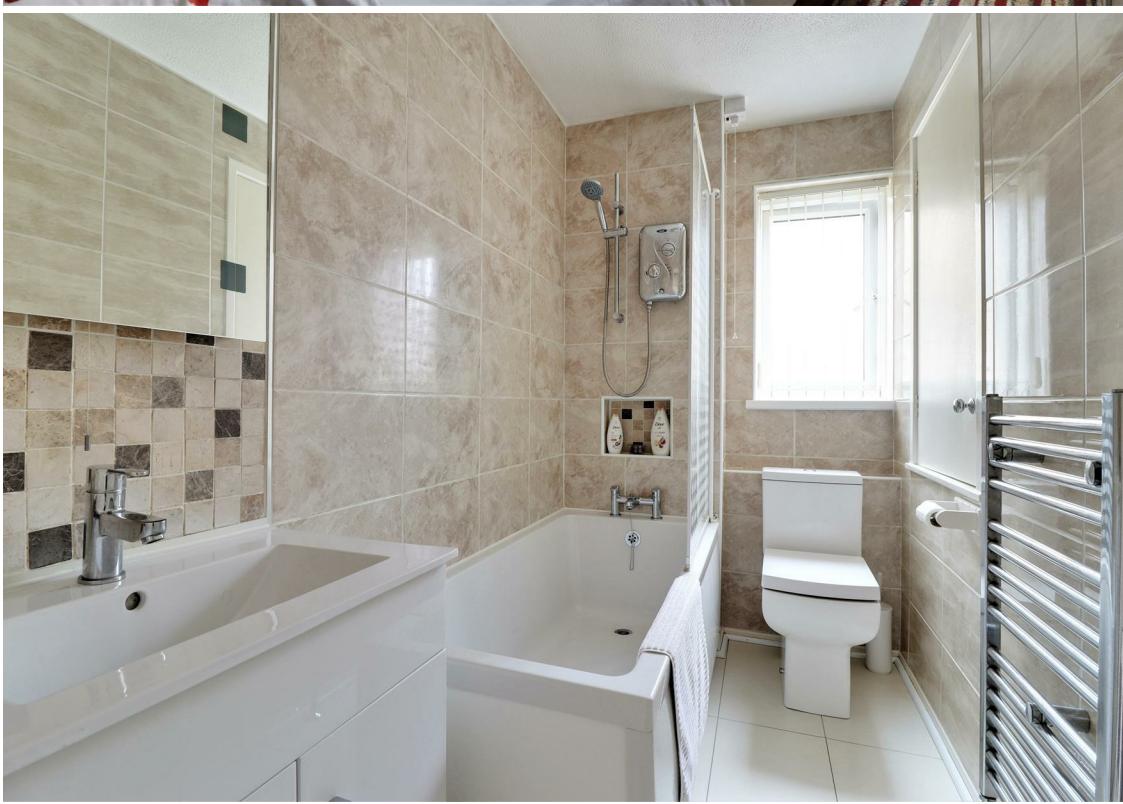
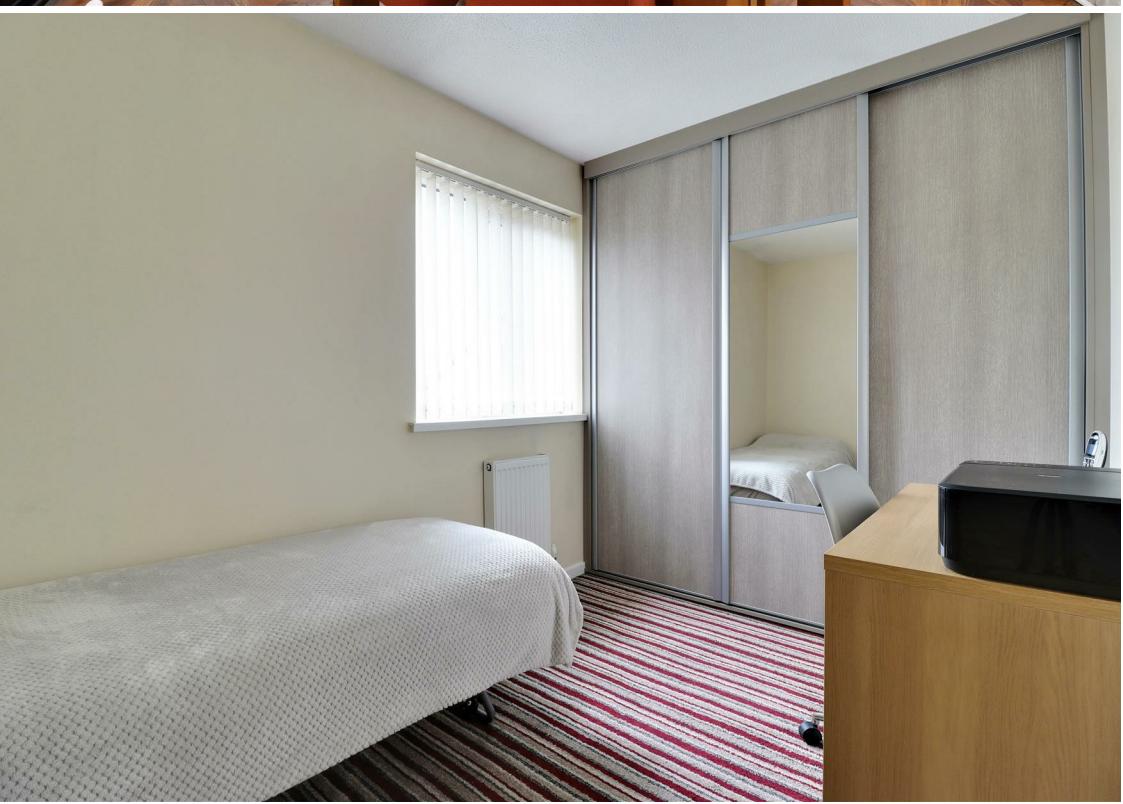
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### 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.

#### AGENT 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.

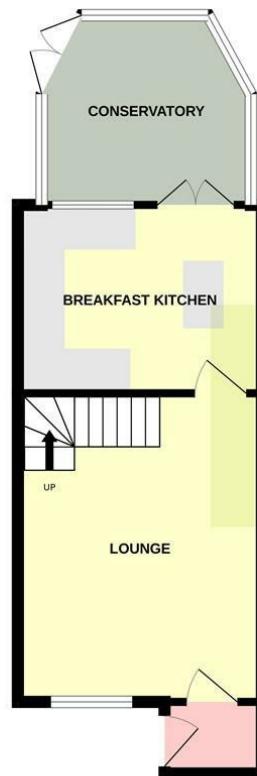
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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

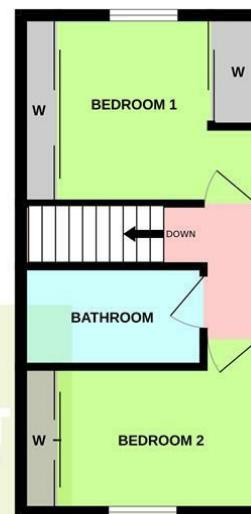
the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



1ST FLOOR



Philip  
**Bannister**  
Estate & Letting Agents

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 inaccuracy. This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mempix 2022

