



St. Andrews Court, Hull, HU4 7BE  
Asking Price £175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



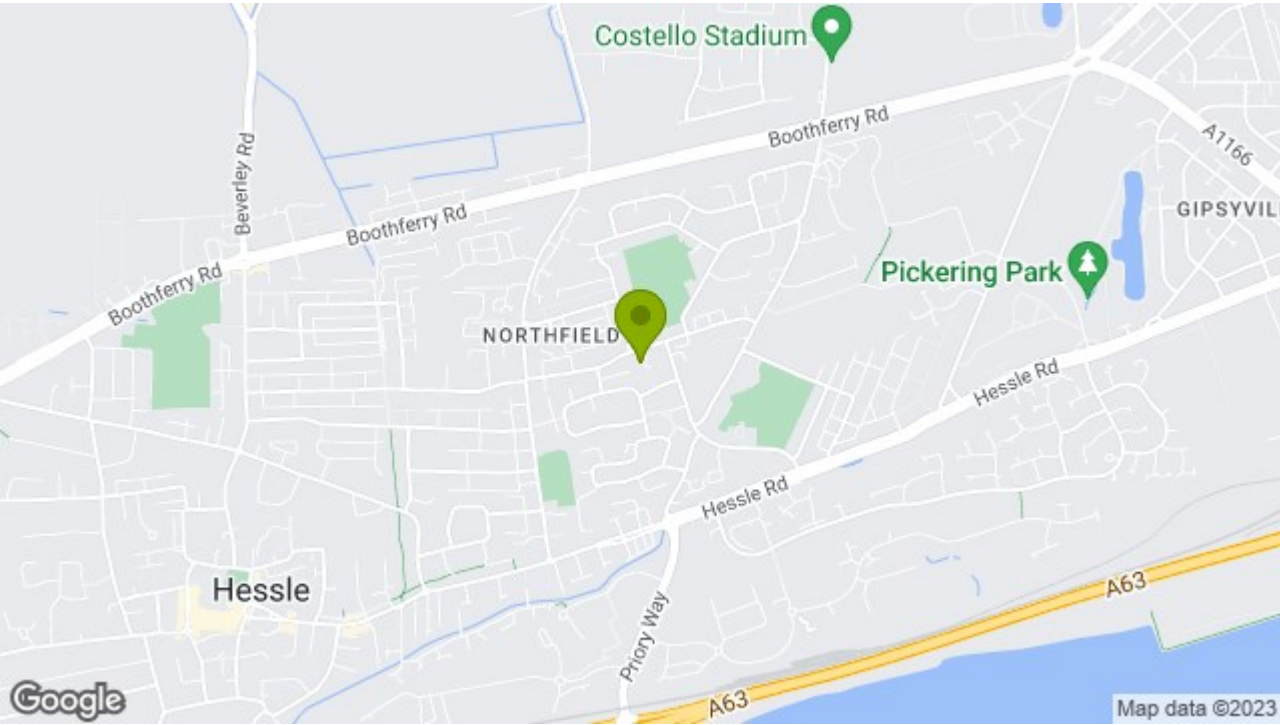
# St. Andrews Court, Hull, HU4 7BE

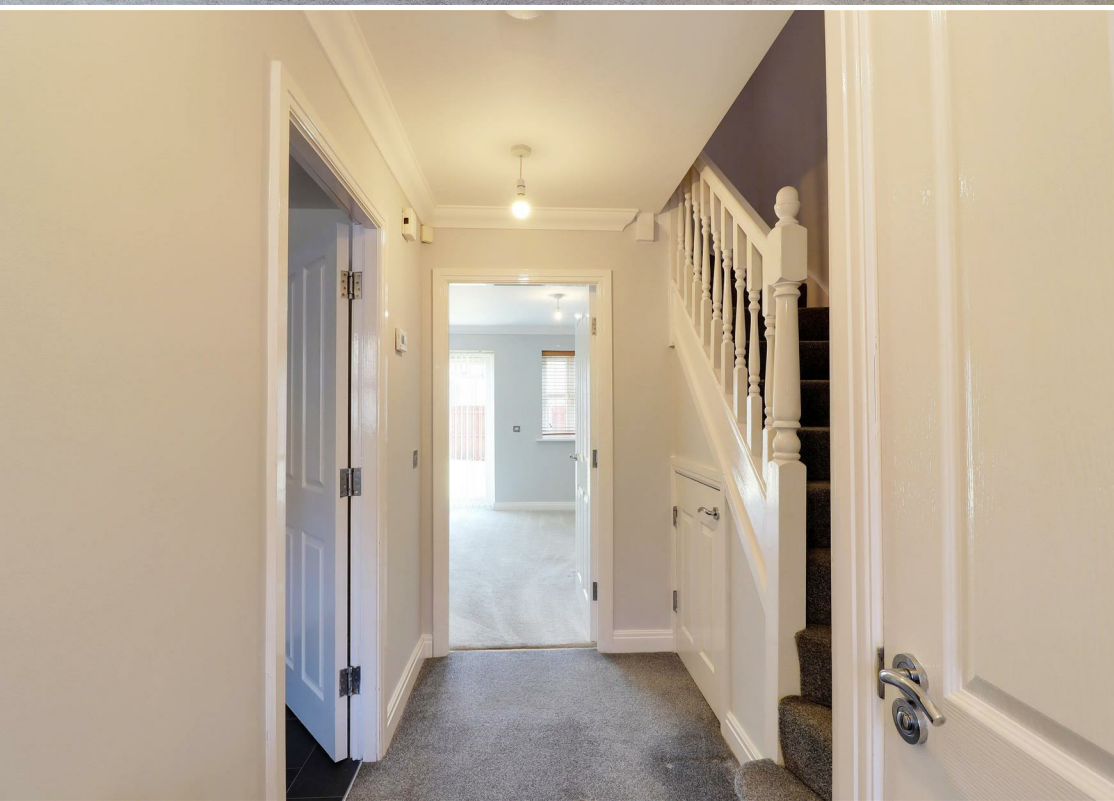
A lovely 4 bedroom end terraced family home which is over three floors and must be viewed early to avoid any disappointment. The property is conveniently nestled in a cul de sac location off Bethune Avenue, close to schools, local amenities and link roads. The property has gas central heating, double glazing and briefly comprises entrance hall, cloakroom/w.c., lounge, kitchen landing, two bedrooms ( master with en-suite) family bathroom, further landing and two further bedrooms. Outside the property has a rear garden and allocated parking space. The property is offered with no chain involved.

## Key Features

- Excellent Cul De Sac Location
- Three Storey Family Home
- 4 Bedrooms, Master with Ensuite
- Spacious Lounge Opening To The Rear Garden
- Family Bathroom
- Recently Fitted Carpets
- No Chain Involved
- EPC - C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







## ANLABY PARK ROAD SOUTH

Ideally located off Anlaby Park Road South the property is close to local amenities including Sainsburys, Hessle Square, Hull City Centre, Clive Sullivan Way and /A63/M62 motorway links.

### ENTRANCE HALL

with double glazed door, radiator and stairs to first floor.

### CLOAKROOM/W.C.

with two piece suite comprising w.c., wash hand basin, radiator and double glazed window to the front elevation.

### LOUNGE

13'5 x 14'4 (4.09m x 4.37m)

with double glazed window to the rear elevation, feature fireplace, radiator and double glazed french doors leading to the rear garden.

### KITCHEN

12' x 6'10 (3.66m x 2.08m)

with a range of base and wall units, drawers, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, built in fridge/freezer, splash back tiling, radiator, boiler, vinyl flooring and double glazed window to the front elevation.

### LANDING

### BEDROOM 1

10'6 14'4 (3.20m 4.37m)

with two double glazed windows to the rear elevation and radiator.

### ENSUITE SHOWER ROOM

with three piece suite, comprising shower in cubicle wash hand basin, w.c., and radiator.

### BEDROOM 2

7'8 max measurements x 14'4 max measurements (2.34m max measurements x 4.37m max measurements)

with two double glazed windows to the front elevation and radiator.

### BATHROOM

6'9 x 7'9 (2.06m x 2.36m)

with three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and radiator.

### 2ND LANDING

### BEDROOM 3

10'8 max measurements x 14'4 (3.25m max measurements x 4.37m)

with velux window to the front elevation and radiator.

### BEDROOM 4

6'7 max measurements x 14'4 (2.01m max measurements x 4.37m)

with two velux windows to the rear elevation, radiator and access to roof void.

### EXTERNAL

Outside to the front of the property is a small open plan garden. To the rear is a mainly laid lawn garden with fencing forming boundary and gate and to the side is a parking space

### 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. (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 in-house professional 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.

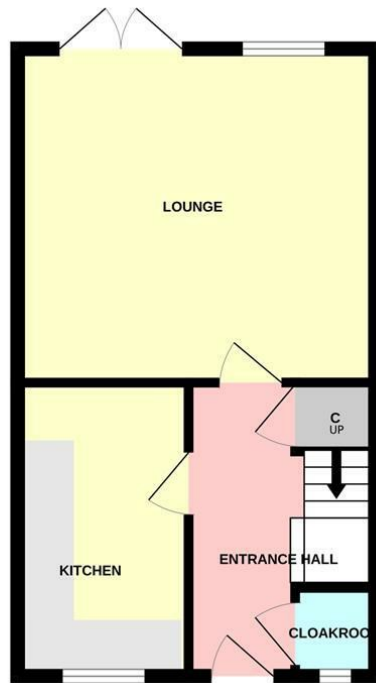
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

### TENURE.

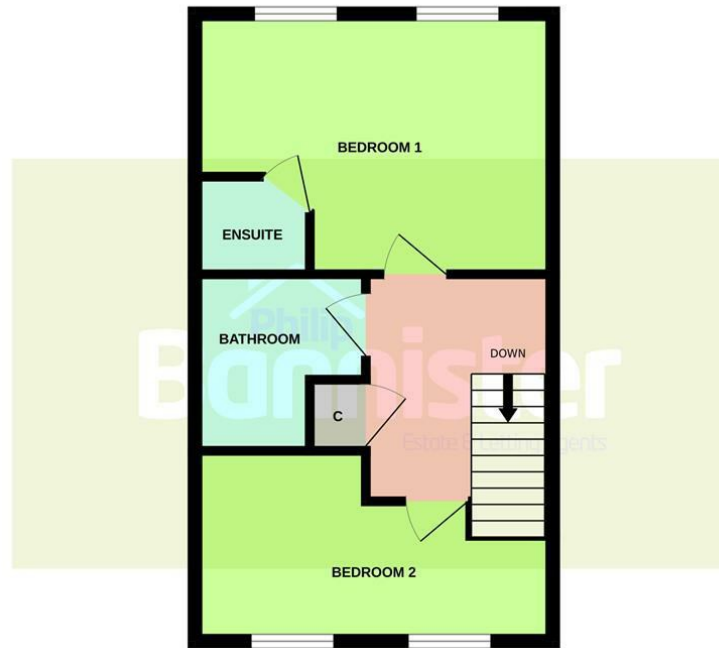
We understand that the property is Freehold.



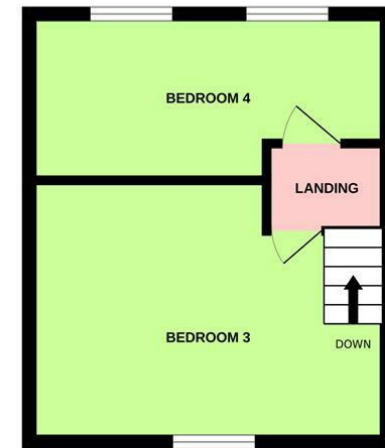
GROUND FLOOR



1ST FLOOR



2ND 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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