



Benedict Road, Hull, HU4 7DR
Offers Over £150,000


**Philip
Bannister**
Estate & Letting Agents

Benedict Road, Hull, HU4 7DR

Key Features

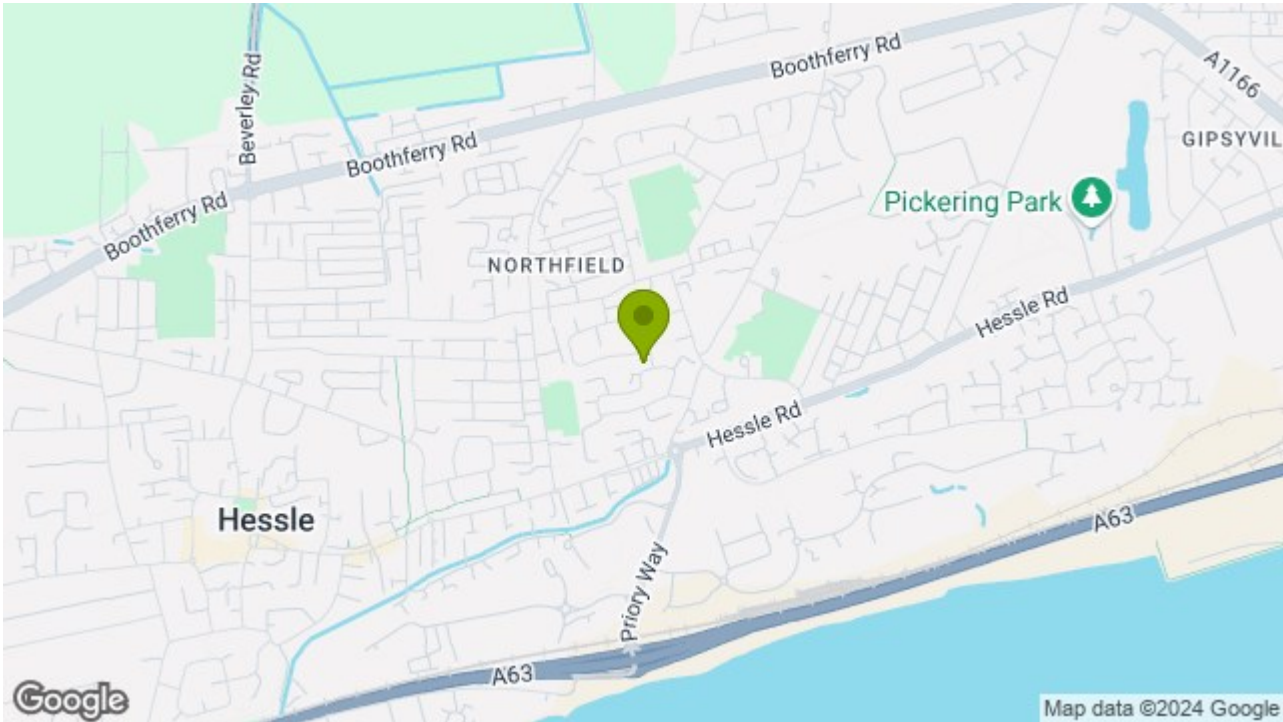
- Excellent Family Sized Home with Newly Fitted Kitchen & Bathroom
- Situated in a convenient location close to amenities
- Lounge, Conservatory, Landing
- Four bedrooms, Bathroom
- Gardens Front & Rear, Driveway.
- Early Viewing Is a Must
- EPC -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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	

This delightful four bedroom end-terraced house is a true gem waiting to be discovered and is ideal for the growing family. Recently renovated, this property boasts a new kitchen and bathroom,
As you step inside, you are greeted by a spacious lounge, breakfast kitchen and conservatory, to the first floor are three bedrooms, nicely appointed bathroom and to the second floor is a further bedroom.

Outside, the property features gardens both at the front and rear, with parking space for two vehicles,

Don't miss out on the opportunity to make this house your home. An early viewing is highly recommended to fully appreciate all that this property has to offer.





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 entrance door, vinyl flooring and stairs to the first floor.

LOUNGE

14'11 x 11'2 (4.55m x 3.40m)
with double glazed bow style window to the front elevation, feature fireplace, electric fire, understairs cupboard, radiator and vinyl floor covering

BREAKFAST KITCHEN

8'1 x 14'11 (2.46m x 4.55m)
with a range of shaker style base and wall unit, laminate work surfaces, drawers, enamel sink unit, electric hob and oven, extractor, built in microwave, fridge/freezer, washing machine and dish washer, built in seating area, splash back tiling, vinyl floor covering, double glazed window to the rear elevation and arch to :

CONSERVATORY

9'7 max measurements x 7'7 max measurements (2.92m max measurements x 2.31m max measurements)
with vinyl flooring, radiator and double glazed French doors leading out to the rear garden

LANDING

BEDROOM 1

14'3 x 9'7 (4.34m x 2.92m)
with double glazed window to the front elevation and radiator.

BEDROOM 2

8'11 x 8'7 (2.72m x 2.62m)
with double glazed window to the rear elevation and radiator.

BEDROOM 3

6' x 7' (1.83m x 2.13m)
with double glazed window to the front elevation and radiator.

BATHROOM

5'4 x 9'7 max measurements (1.63m x 2.92m max measurements)
with a four piece white suite, comprising panelled bath, shower cubicle, wash hand basin with vanity beneath, w.c., half tiled, heated towel rail and two double glazed windows to the rear elevation.

LOFT AREA

10'8 x 16'8 max measurements (3.25m x 5.08m max measurements)
with velux window and storage to eaves.

EXTERNAL

To the front of the property is a pebbled garden with fencing forming boundary and offer additional parking to the driveway. To the rear is a garden with artificial grass, patio area, fencing forming boundary and gate.

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 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.

SOLAR PANELS - WE ARE AWAITING SOME INFORMATION FROM THE SELLER WITH REGARDS TO SCHEME THEY ARE UNDER

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 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

TENURE.

We understand that the property is Freehold.



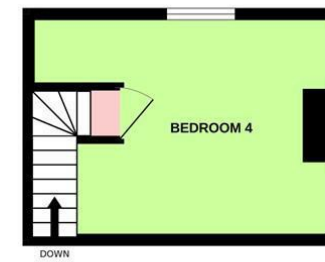
GROUND FLOOR



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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