



South Bridge Road, Hull, HU9 1TL
Offers Over £180,000


**Philip
Bannister**
Estate & Letting Agents

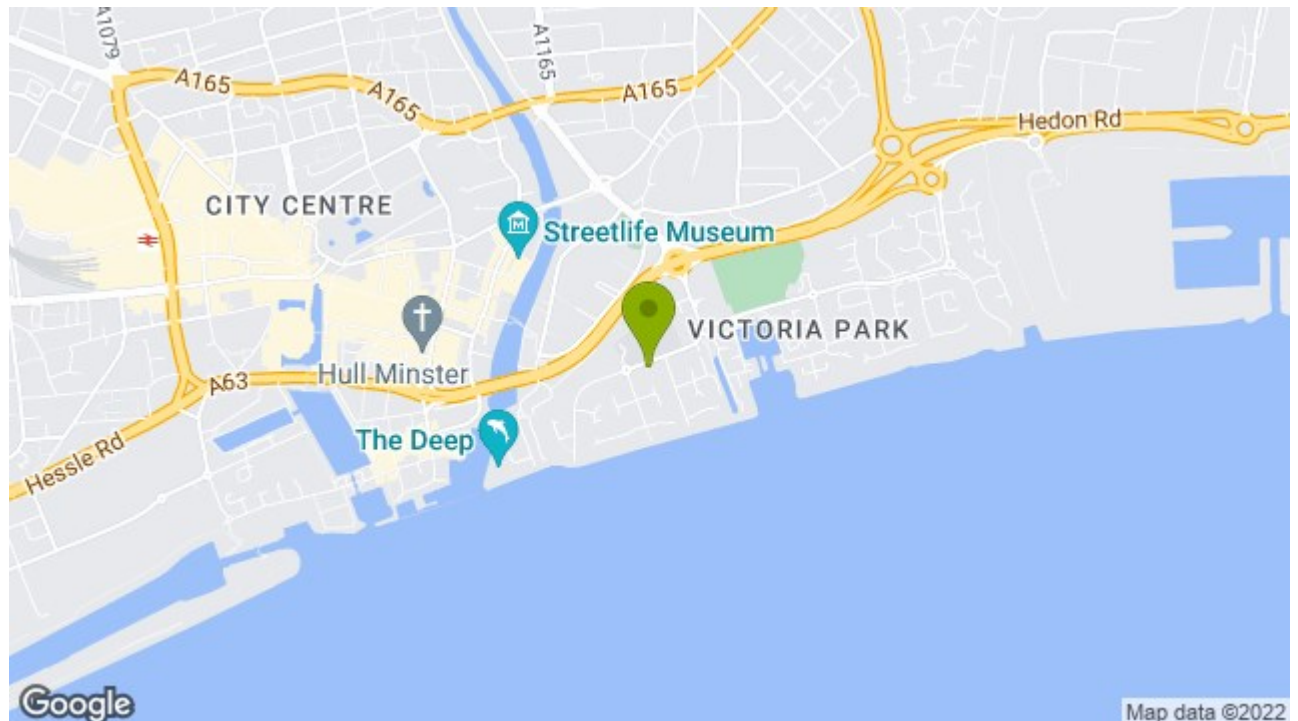
South Bridge Road, Hull, HU9 1TL

An extremely well presented larger than average two bedroom semi detached house which must be viewed early to avoid any disappointment. The property is conveniently located on Victoria Dock, Close to the school and within easy reach of all the other amenities that Victoria dock and the City Centre has to offer. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge, breakfast kitchen, two bedrooms and bathroom. Outside the property has gardens to the front and rear, side driveway and garage.

Key Features

- Early Viewing Is A Must
- Close to Local School and Amenities
- Easy Access To the City Centre
- Entrance Hall, Lounge
- Breakfast Kitchen, Landing
- Two Bedrooms, Bathroom
- Gardens (Rear South Facing)
- Driveway, Garage

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





LOCATION

ENTRANCE HALL

with double glazed entrance door, laminate flooring, radiator and double glazed window to the side elevation.

LOUNGE

10'4 x 15'8 (3.15m x 4.78m)

with double glazed French style doors to the rear, further double glazed window to the rear elevation, wood effect laminate flooring and radiator.

BREAKFAST KITCHEN

11'3 x 9'3 (3.43m x 2.82m)

with a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, glass display cabinets, laminate flooring, radiator and double glazed window to the front elevation.

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

12'3 x 11'10 (3.73m x 3.61m)

with double glazed window to the front elevation, radiator and walk in wardrobes.

BEDROOM 2

10'1 x 8'7 (3.07m x 2.62m)

with double glazed window to the rear elevation, laminate flooring and radiator.

BATHROOM

5'6 x 6'9 (1.68m x 2.06m)

with a newly fitted three piece white suite comprising panelled bath with shower above and

glazed shower screen, wash hand basin, w.c., vinyl flooring, radiator, half tiled, xpelair and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is an open plan lawn garden and to the rear is a south facing garden which is mainly laid to lawn with flower and shrub borders patio area fence forming boundary and gate. A side driveway offering off road parking leads to a brick built garage with up and over door.

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 . (East Riding Of Yorkshire/ 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 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 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). 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
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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