



**Fuchsia Drive, Hull, HU4 6US**

Offers Over £175,000



---

Platinum Collection

## **Fuchsia Drive, Hull, HU4 6US**

---

Nestled in the tranquil cul-de-sac of Fuchsia Drive, Hull, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming entrance hall that leads into a lounge, that leads to a dining kitchen. This home features three bedrooms, and a bathroom is conveniently located to serve all bedrooms. Outside, the property is complemented by gardens at both the front and rear. Parking is a breeze with a driveway and the added benefit of a brick-built garage, providing extra storage or workshop space. The location is particularly advantageous, being close to the amenities of Priory Park and the vibrant town of Hessle, where you can find a variety of shops, cafes, and recreational facilities.

Offered with no chain involved, this property is ready for you to move in and make it your own. With its ideal location and practical features, this semi-detached house on Fuchsia Drive is a must-see for anyone looking to settle in a friendly community. Don't miss the chance to view this delightful home.







# Fuchsia Drive, Hull, HU4 6US

## Key Features

- Sought After Location
- Semi Detached Family Home
- Entrance Hall, Lounge and Dining kitchen
- Landing, 3 Bedrooms and Bathroom
- Gardens Front & Rear, Drive & Garage
- No Chain Involved
- Early Viewing Is a Must
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(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	

## Hessle High Road - Description

The property is situated conveniently located on Summergroves Way off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed entrance door, wood flooring and stairs to the first floor.

### LOUNGE

16'1 x 11'2 (4.90m x 3.40m)

with double glazed window to the front elevation, feature fireplace with gas fire and understairs storage cupboard.

### DINING KITCHEN

8'8 x 14'6 (2.64m x 4.42m)

with a range of base and wall units, drawers, laminate work surfaces, stainless steel sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, splash back tiling, double glazed window to the rear elevation and double glazed french doors to the rear garden.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

13'7 x 8' (4.14m x 2.44m)

with double glazed window to the rear elevation.

### BEDROOM 2

11'7 x 8' (3.53m x 2.44m)

with double glazed window to the front elevation.

### BEDROOM 3

8'9 x 6'6 (2.67m x 1.98m)

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

### BATHROOM

6'9 x 6'6 (2.06m x 1.98m)

with a three piece suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., half tiled, tiled floor and double glazed window to the side elevation.

### OUTSIDE

Outside to the front of the property is an open plan lawn garden with driveway with double gates that lead to the brick built garage. To the rear again is a lawn garden with 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

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 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## TENURE.

We understand that the property is Freehold.



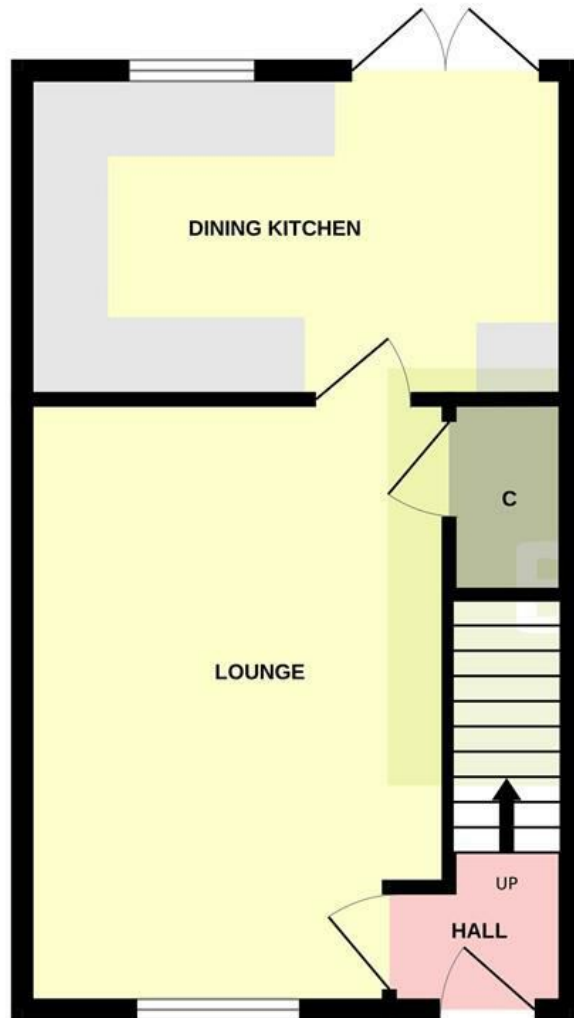




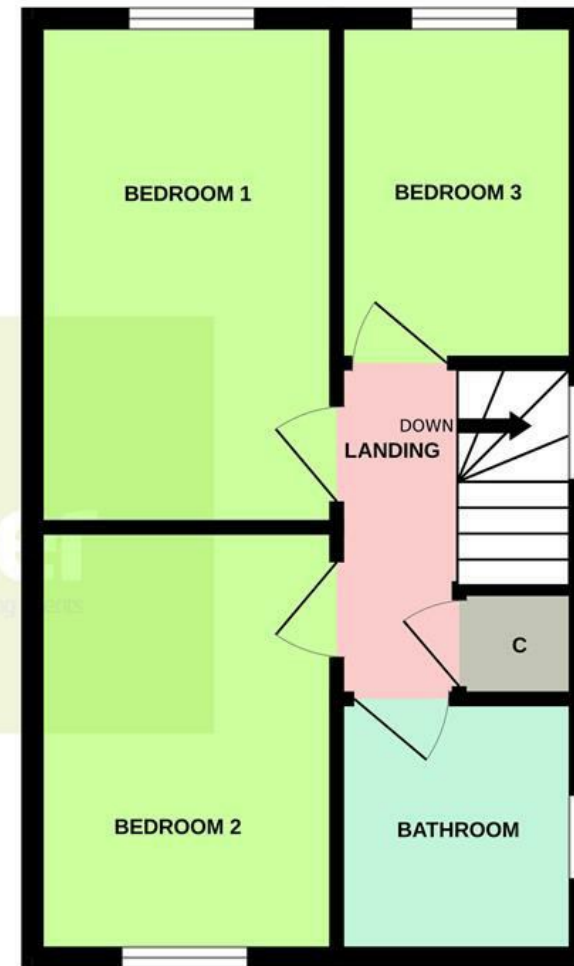




GROUND FLOOR



1ST FLOOR











---

Platinum Collection