



Middleburg Street, Hull, HU9 2QN  
Offers Over £100,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Middleburg Street, Hull, HU9 2QN

## Key Features

- Superb Location off Newbridge Road
- No Chain Involved
- Three bedroom Mid Terraced Property
- Entrance Hall, Lounge, Large Dining Kitchen
- Bathroom, Conservatory, 3 Bedrooms,
- Gardens Front & Rear, Garage via 10' Access
- EPC - B

Situated on Middleburg Street in the East of Hull, this charming three-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With no chain involved, you can move in or begin your development plans without delay.

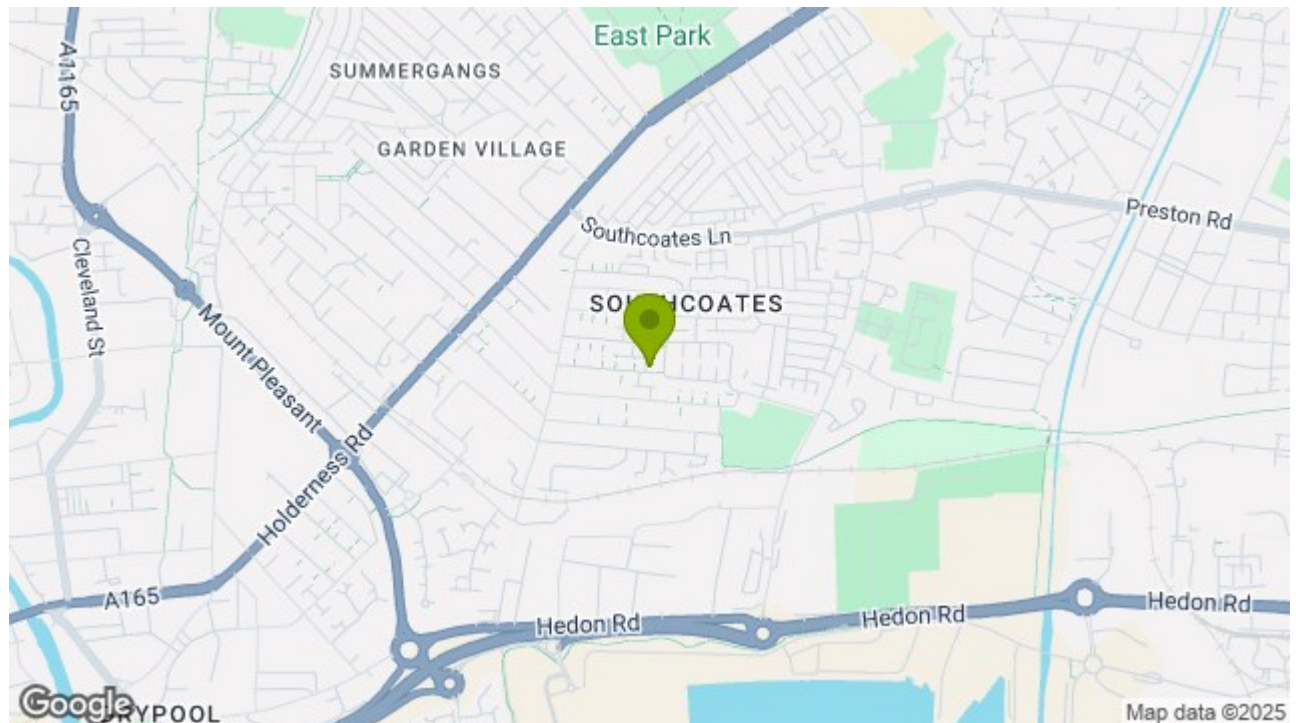
Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, which leads to the heart of the home is undoubtedly the large dining kitchen, which offers ample space for family meals and gatherings. A rear lobby provides convenient access to the conservatory, while the well-appointed bathroom ensures practicality for everyday living.

The property boasts three generously sized bedrooms, providing plenty of room for family or guests. Additionally, a delightful conservatory extends the living accommodation,

Outside, you will find both front and rear gardens, and a garage adds further convenience and storage options.

Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	90
(69-80) <b>C</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	







## **Holderness Road - Description**

The property is ideally positioned within walking distance of the Holderness Road shopping centre which offers a vast array of shopping facilities, public transportation and within a short driving distance leisure facilities are available at East Park and the Woodford Leisure Centre

### **GROUND FLOOR**

#### **ENTRANCE HALL**

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

#### **LOUNGE**

13'4 x 12'7 (4.06m x 3.84m)

with double glazed square bay window to the front elevation, laminate flooring, feature fireplace with gas fire.

#### **LARGE DINING KITCHEN**

16'8 max measurement x 15'8 narrowing to 6' (5.08m max measurement x 4.78m narrowing to 1.83m)

with a range of base and wall units, laminate work surfaces, drawers, gas cooker point, sink unit, plumbing for automatic washing machine, splash back tiling, vinyl flooring and double glazed window.

#### **REAR LOBBY**

with double glazed door.

#### **BATHROOM**

6'8 x 5'2 (2.03m x 1.57m)

with a three piece white suite, comprising panelled bath with shower attachment and glazed shower screen. wash hand basin in vanity unit, w.c., inset light, heated towel rail and double glazed window to the rear elevation.

## **CONSERVATORY**

8'1 x 11'1 (2.46m x 3.38m)

with double glazed door and vinyl floor covering

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

12'5 x 15'8 max measurements (3.78m x 4.78m max measurements)

with two double glazed window to the front elevation and storage recess

#### **BEDROOM 2**

10'2 x 8'2 (3.10m x 2.49m)

with double glazed window to the rear elevation.

#### **BEDROOM 3**

7'2 x 7'2 (2.18m x 2.18m)

with double glazed window to the rear elevation and built in wardrobe.

#### **OUTSIDE**

Outside to the front of the property is a pebbled garden for ease of maintenance and to the rear is a lawn garden with decking area, fencing forming boundary and a garage which is accessible via area 10'

## **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 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**

The property has the benefit from installed solar panels which are fully owned and not on lease.

Further details to follow.

## **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)

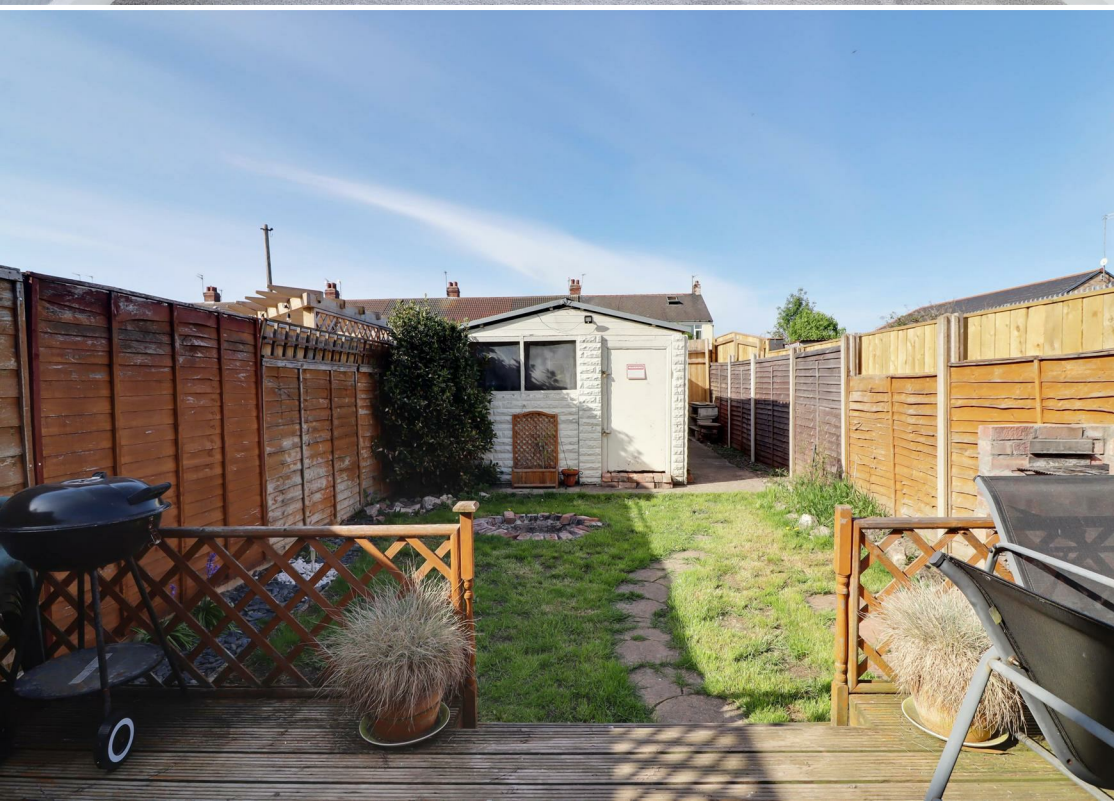
## TENURE.

We understand that the property is Freehold.

## AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

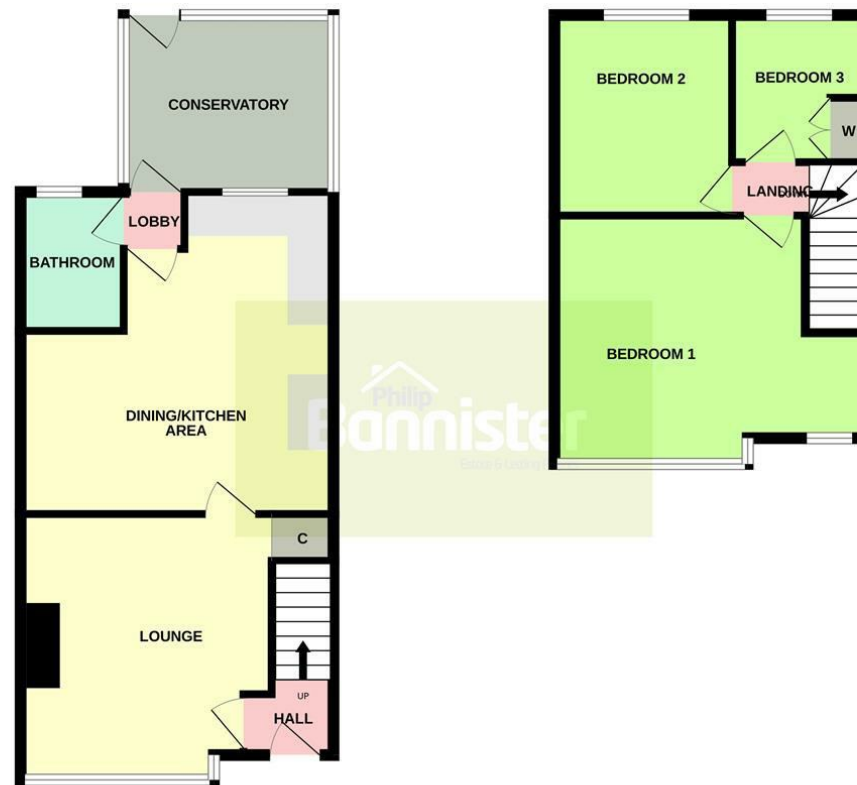






GROUND FLOOR

1ST 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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