



Graham Avenue, Hull, HU4 7AW

Price Guide £110,000


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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GUIDE PRICE - £110,000 - £120,000

Requiring a degree of modernisation, this property is ideal for a first time buyer or a rental investor looking to increase their portfolio. Located in an extremely sought after location with fantastic access to all local amenities and schools. Offered to the market with no onward chain.



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Key Features

- No Onward Chain
- Investment Opportunity
- 3 Bedrooms
- End of Terrace
- Ample Living Space
- Sought-After Location
- Garage
- EPC =



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	

GROUND FLOOR;

ENTRANCE HALL

Providing access to the accommodation with stairs off.

THROUGH LIVING ROOM

24'10 into bay x 15'2 max (7.57m into bay x 4.62m max)

A versatile and generous living room with ample space for both sitting and dining, with two feature fireplaces, laminate wood flooring and a bay window to the front elevation.

KITCHEN

15'2 x 9'1 (4.62m x 2.77m)

With a variety of base fitted units, contrasting laminated work surfaces and a tiled splashback. With space for a gas cooker and a fridge/freezer and plumbing for an automatic washing machine. With a window and a door to the rear elevation.

FIRST FLOOR;

BEDROOM 1

10'2 + wardrobes x 9'3 max (3.10m + wardrobes x 2.82m max)

A bedroom of double proportions with fitted wardrobes and a window to the front elevation.

BEDROOM 2

7'10 + wardrobes x 9'6 (2.39m + wardrobes x 2.90m)

A generous bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

7'3 x 6'3 (2.21m x 1.91m)

A single bedroom with window to the front elevation.

SHOWER ROOM

5'11 x 5'7 (1.80m x 1.70m)

With a three piece suite comprising of a shower enclosure, WC and a wash hand basin. Further benefitting from tiled flooring and a window to the rear elevation.

EXTERNAL;

FRONT

A walled forecourt with gravel and a concrete footpath.

REAR

To the rear is turfed lawn, fenced borders and a garage.

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.

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.

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.

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.

TENURE

We understand that the property is Freehold.

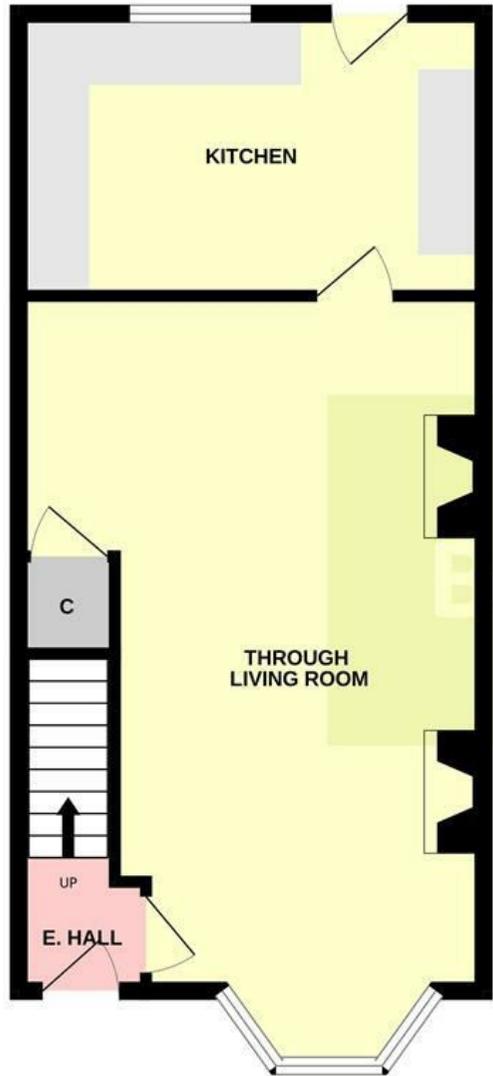
AGENTS NOTES

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

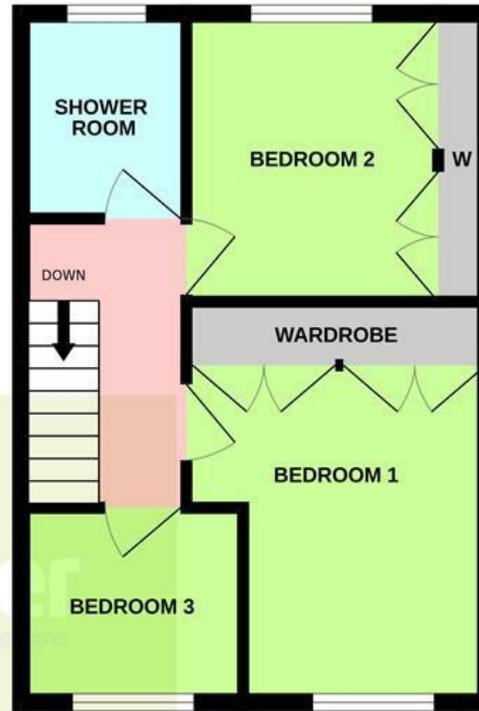
relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

GROUND FLOOR



1ST FLOOR





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