



**Bernadette Avenue, Hull, HU4 7QB**

**£280,000**



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Platinum Collection

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This vastly extended and remodelled semi-detached home, set in a highly sought-after location, offers generous living accommodation and exceptionally well-proportioned bedrooms. The contemporary bathrooms and modern breakfast kitchen provide stylish, comfortable everyday living, while the wrap-around garden, with its delightful southerly aspect to the rear creates an ideal space for relaxation and entertaining. Completing this impressive property is a detached single garage and a private driveway.



# Bernadette Avenue, Hull, HU4 7QB

## Key Features

- Superb Family Home
- Vastly Extended
- 5 Double Bedrooms
- 2 Bathrooms
- Corner Plot
- Off-Street Parking & Garage
- Immaculately Presented
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	71	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **ANLABY COMMON**

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## **GROUND FLOOR;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **LIVING ROOM**

A generous living room with media wall with inset fire and space for a TV, archway leading through to the Dining Area.

### **DINING AREA**

A versatile reception space with French doors to the rear elevation.

### **BREAKFAST KITCHEN**

A superb breakfast kitchen with two tone wall and base units, laminated work surfaces with splashback and a breakfast bar. Integrated appliances include a Gas Hob, Electric Double Oven, Extractor, Automatic Dishwasher and a Wine Cooler. Further benefitting from a rear door, and a window to the side elevation.

### **REAR LOBBY**

Providing access to the Utility, WC and the rear garden.

### **WC**

With low flush WC.

## **UTILITY ROOM**

A very handy utility area with fitted base units, laminated work surfaces and a tiled splashback, stainless steel sink unit, plumbing for an automatic Washing Machine and window to the front elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with window to the front elevation.

### **BEDROOM 2**

A further bedroom of double proportions with window to the side elevation.

### **BEDROOM 3**

A double bedroom with window to the rear elevation.

### **BEDROOM 4**

A bedroom of double proportions with window to the front elevation.

### **BATHROOM**

A modern family bathroom with a panelled bath with overhead shower, a concealed cistern WC and his/hers vanity sink unit. Further benefitting from tiled walls, recessed spotlights and two windows to the rear elevation.

## **SECOND FLOOR;**

### **BEDROOM 5**

A bedroom of double proportions with eaves storage and Velux style windows.

### **BATHROOM**

With a three piece suite comprising of a panelled bath, low flush WC and a wash hand basin. Further

benefitting from partially tiled walls, a radiator, a heated towel rail, eaves storage and a Velux Window.

## **EXTERNAL;**

### **FRONT**

A gravelled frontage with wrought iron gate and fencing.

### **REAR**

To the rear of the property enjoying a southerly aspect is a raised decking area, with further lock paved patio and a lawn side garden.

### **GARAGE**

A detached single 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.



## 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.

## TENURE

We understand that the property is Freehold.

## 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.

## 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)







Ground Floor



First Floor



Floor 2

Approximate total area<sup>(1)</sup>  
1412 ft<sup>2</sup>  
Reduced headroom  
102 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Philip  
**Bannister**  
Estate & Letting Agents

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