



Swallowfield Drive, Hull, HU4 6UG
Asking Price £215,000

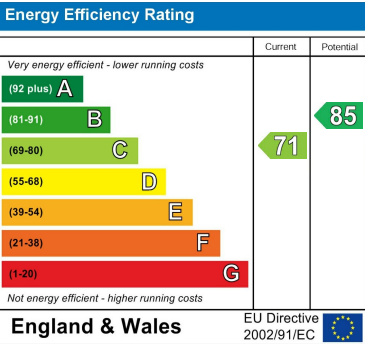

**Philip
Bannister**
Estate & Letting Agents

Swallowfield Drive, Hull, HU4 6UG

An extremely well presented three bedroom link detached property, situated on the popular Summergroves development and conveniently located for easy access to good road links and local amenities The property has been upgraded by the current owners and must be viewed early to avoid any disappointment.

Key Features

- Fantastic Family Home
- Well Presented Throughout
- Link Detached
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- Newly Fitted Dining Kitchen
- Garage & Ample Off-Street Parking
- Ever Popular Location
- EPC = C





LOCATION

The property is situated conveniently 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.

ENTRANCE HALL

With double glazed door, radiator, laminate floor and stairs to first floor.

CLOAKROOM/W.C.

With two piece suite, comprising w.c., wash hand basin in vanity unit, radiator, laminate flooring and double glazed window to the front elevation.

LOUNGE

13'5 x 13'4 (4.09m x 4.06m)

With double glazed window to the front elevation, feature fireplace, electric fire, laminate floor, understairs cupboard and radiator.

FITTED DINING KITCHEN

9'2 x 16'6 (2.79m x 5.03m)

With a range of base and wall units, enamel effect unit, drawers, electric oven and hob, extractor hood, splash back tiling, plumbing for automatic washing machine, boiler, tiled floor, inset lights, radiator, double glazed window to the rear elevation, door to rear garden and further double doors to the patio area.

LANDING

With double glazed window to the side elevation, airing cupboard and access to roof void

BEDROOM 1

9'1 x 10'1 (2.77m x 3.07m)

With double glazed window to the front elevation, radiator and built in wardrobes

EN SUITE SHOWER ROOM

With two piece suite, shower cubicle, wash hand basin, half tiled, tiled floor, double glazed window.

BEDROOM 2

9'1 x 10'1 (2.77m x 3.07m)

With double glazed window to the rear elevation, radiator and built in wardrobe

BEDROOM 3

7'5 x 6' (2.26m x 1.83m)

With double glazed window to the front elevation, radiator and built in wardrobe

FAMILY BATHROOM

5'7 x 6'2 (1.70m x 1.88m)

With three piece white suite, comprising bath with shower over, wash hand basin in vanity unit, w.c., fully tiled to walls, heated towel rail and double glazed window to the rear elevation

EXTERNAL

Outside are well established front and rear gardens, driveway and garage. The rear garden is mainly laid to lawn with flower and shrub borders, cold water tap, decking and patio areas, outside electrics and fencing forming boundary with 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 D . (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 in-house 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 KC Mortgages £200, 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

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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