



Pickering Road, Hull, HU4 6TB  
Offers Over £165,000

Philip  
**Bannister**  
Estate & Letting Agents

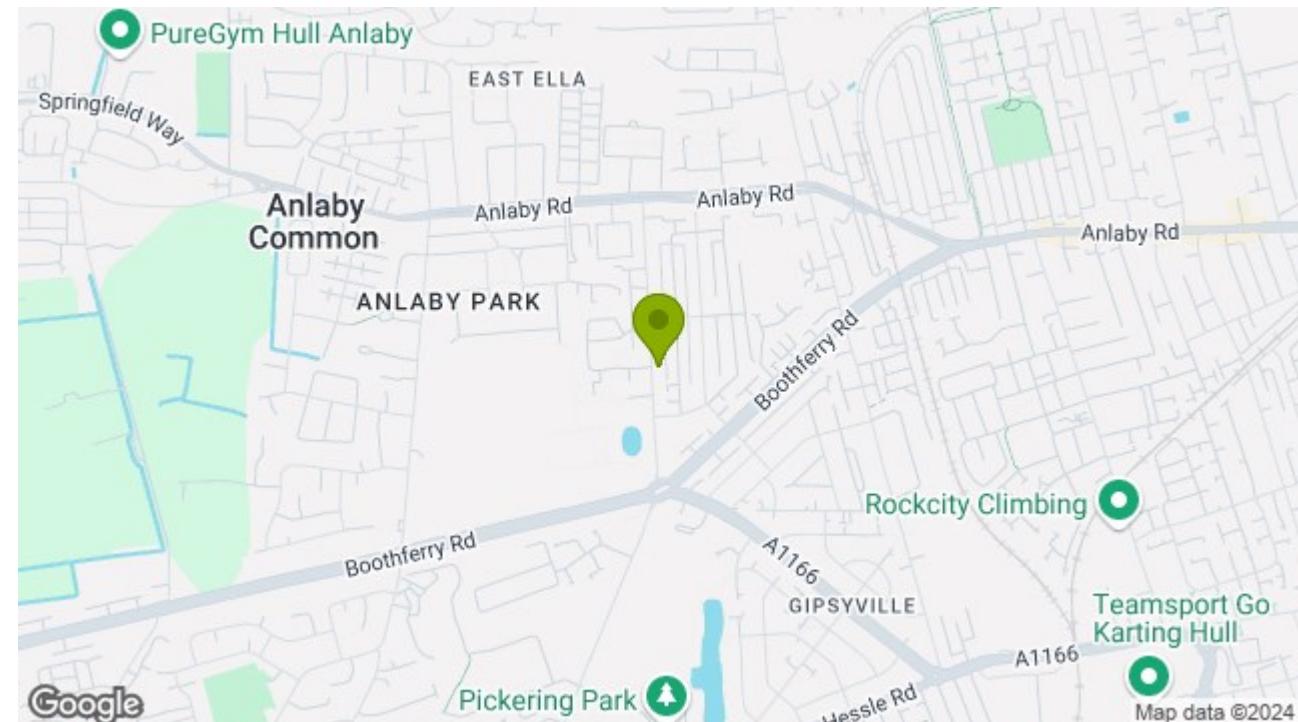
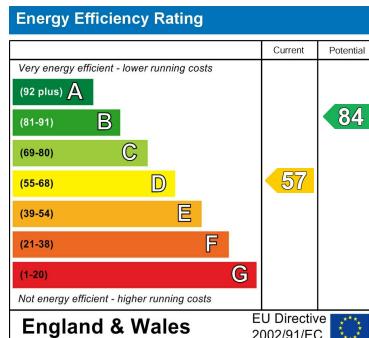
# Pickering Road, Hull, HU4 6TB

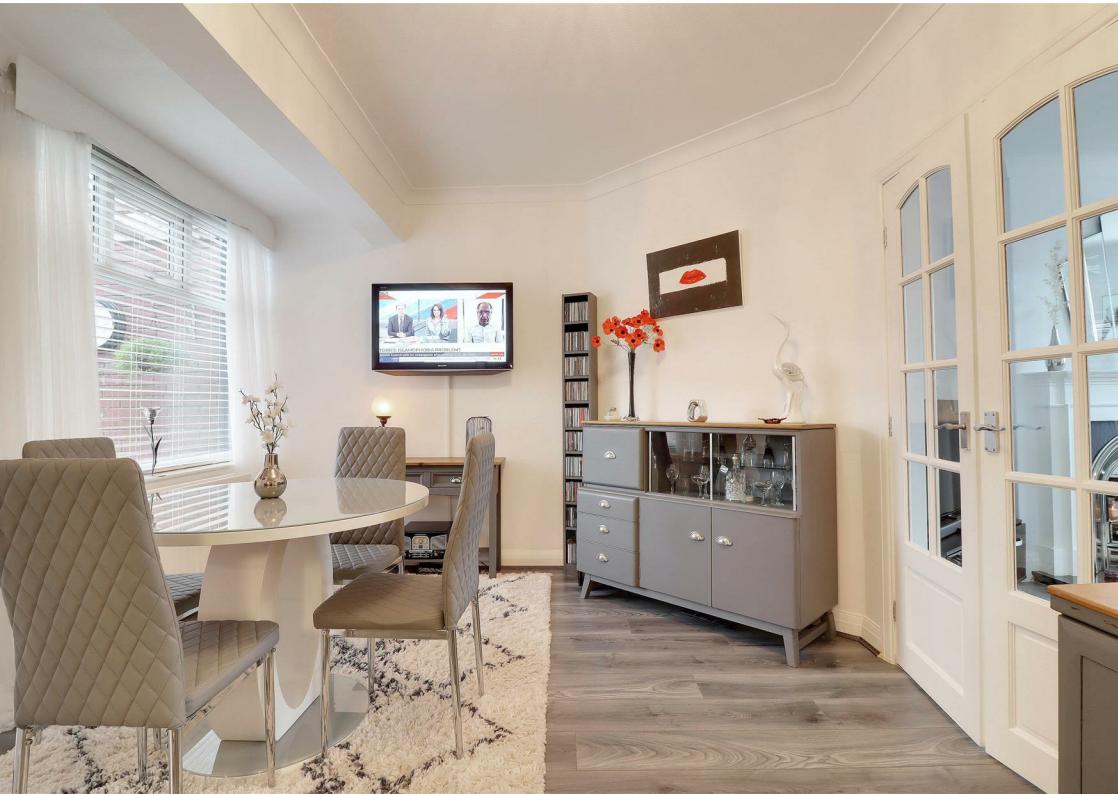
An extremely well presented Two bedroom (originally a Three) mid terraced house situated on the popular Pickering Road and which is a credit to it's current owners. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge, dining room, fitted kitchen, utility lobby and cloakroom/w.c.. To the first floor are two bedrooms and bathroom. Outside the property has gardens to the front and rear and a garage is accessible via a rear 10'. The property must be viewed early to avoid any disappointment

## Key Features

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- Credit to it's Current Owner
- Early viewing Is A Must
- Two bedroom Mid Terraced Home (originally a 3)
- Two Reception Rooms
- Newly Fitted Kitchen and bathroom
- Easily Managed Gardens with Garage
- EPC - D





## PICKERING ROAD

Ideally located off Anlaby Park Road the property is 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.

## ENTRANCE HALL

with double glazed entrance door and stairs to first floor.

## LOUNGE

16'1 into bay x 12'6 (4.90m into bay x 3.81m)  
with double glazed square bay window to the front elevation, laminate flooring, radiator, feature fireplace and double doors to:

## SEPARATE SITTING/DINING ROOM

10'7 max measurements x 15'10 (3.23m max measurements x 4.83m)  
with double glazed window to the rear elevation, laminate flooring, radiator and storage cupboard with drawers beneath.

## FITTED KITCHEN

9' x 5'7 widening to 9'1 (2.74m x 1.70m widening to 2.77m)  
with a range of base and wall unit, laminate work surfaces, drawers, sink unit, electric oven and oven, extractor hood, splash back tiling, vinyl flooring, and double glazed window to the side elevation.

## REAR UTILITY LOBBY

with a base unit and. surfacing above, plumbing for automatic washing machine, space for fridge freezer vinyl floor covering, two double glazed windows to the side and rear elevation, double glazed door and storage cupboard off housing the boiler

## CLOAKROOM/W.C.

with w.c.

## LANDING

### BEDROOM 1 (originally two bedrooms)

11'4 max measurements x 15'10 (3.45m max measurements x 4.83m)  
with double glazed square bay window and further double glazed window to the front elevation, built in sliding door wardrobes and radiator.

### BEDROOM 2

10'7 x 7'5 from front of wardrobes (3.23m x 2.26m from front of wardrobes)  
with double glazed window to the rear elevation, built in sliding door wardrobes and radiator.

## BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., vinyl flooring, radiator, inset lights and double glazed window to the rear elevation.

## EXTERNAL

Outside are easily maintained front and rear gardens with garage which is accessible via a rear 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 . (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.

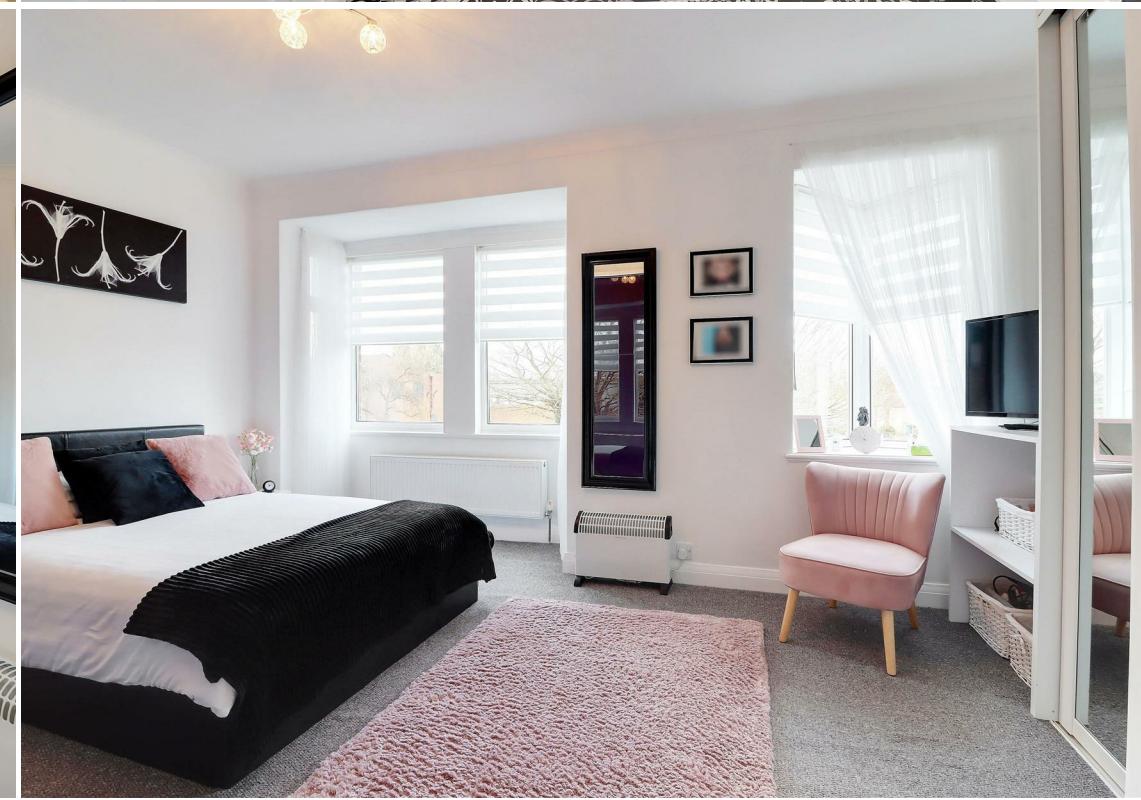
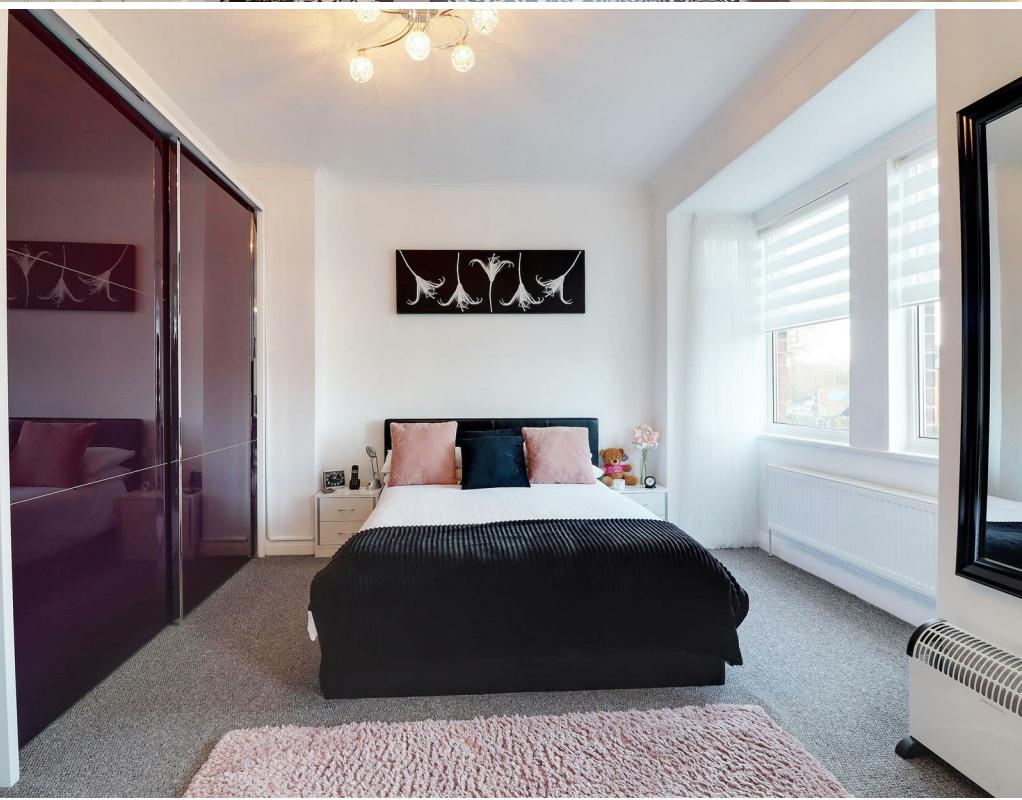
## MORTGAGES

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 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

#### **TENURE.**

We understand that the property is Freehold.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should not be relied on by a 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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