

Robinia Drive, Hull, HU4 6QN

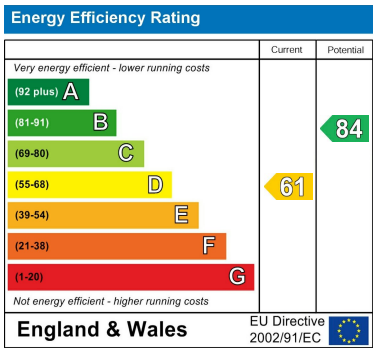
Asking Price £149,500

Philip Bannister
Estate & Letting Agents

Robinia Drive, Hull, HU4 6QN

Key Features

- No Chain Involved
- Conveniently Located On The Popular Summergroves Development
- 2 bedroom Semi Detached House
- Entrance Porch, Lounge, Inner Hall
- Utility Area, Breakfast Kitchen
- Gardens Front & Rear, Side Driveway.
- Early Viewing Is A Must
- EPC - D

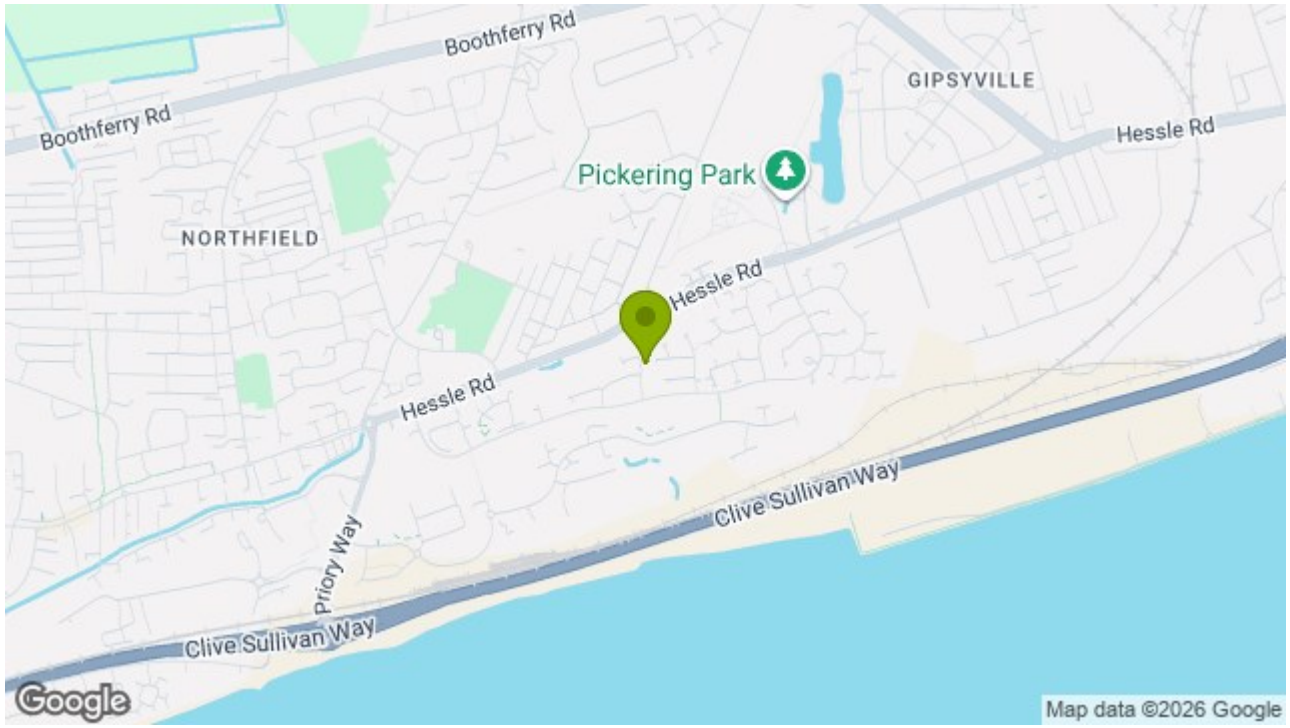


A beautifully presented starter home, ideally located on the ever-popular Summergroves development. Early viewing is highly recommended to fully appreciate all that this property has to offer.

The accommodation briefly comprises an entrance porch leading into a comfortable lounge, with access through to an inner hall, utility area, and a well-appointed breakfast kitchen. To the first floor, the landing provides access to two generously sized double bedrooms and a modern family bathroom.

Externally, the property benefits from well-maintained gardens to both the front and rear, along with a side driveway providing convenient off-street parking.

Offered to the market with no onward chain, the property enjoys excellent access to a range of local amenities and well-connected transport links, making it an ideal choice for first-time buyers or investors alike.











Hessle High Road - Description

The property is situated conveniently off Hessle High Road with local shops, public transportation and 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.

GROUND FLOOR

ENTRANCE PORCH

with panelled door

LOUNGE

with double glazed window to the front elevation, understairs cupboard, laminate flooring and stairs to the first floor.

INNER HALL

UTILITY ROOM

wit double glazed window to the side elevation.

BREAKFAST KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas cooker point, extractor hood, plumbing for automatic washing machine, inset lights, splash back tiling and double glazed window to the rear elevation and rear entrance door.

FIRST FLOOR

BEDROOM 1

with double glazed window to the front elevation and storage cupboard.

BEDROOM 2

with double glazed window to the rear elevation.

BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., splash back tiling and double glazed window to the side elevation.

OUTSIDE

Outside are gardens to the front and rear and a side driveway offers off road parking.

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 B. (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.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











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