



Berberis Close, Hull, HU3 2QZ
£67,500


**Philip
Bannister**
Estate & Letting Agents

Berberis Close, Hull, HU3 2QZ

A very pleasant Two bedroom, First floor apartment situated close to the Hull City Centre and the Infirmary. The property has double glazing throughout and is offered with no chain involved, briefly comprising entrance hall, lounge, kitchen, two bedrooms, bathroom and a parking space. Early viewing is a must

Key Features

- First Floor Apartment
- Close to Hull City Centre
- Lounge, Kitchen
- Two bedrooms
- Bathroom, Parking Space
- Offered with No Chain Involved

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	44	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





LOCATION

Ideally located off Anlaby Road close to local amenities 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.

PRIVATE ENTRANCE HALL

with double glazed entrance door, laminate flooring and stairs up to the apartment

LANDING

with double glazed window, airing cupboard and access to roof void

LOUNGE

15'4 x 10' (4.67m x 3.05m)

with double glazed window, laminate flooring, room heater.

KITCHEN

10'6 x 10' narrowing to 7'2 (3.20m x 3.05m narrowing to 2.18m)

with a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, electric cooker box, laminate flooring, breakfast bar, splash back tiling, plumbing for automatic washing machine, double glazed window.

BEDROOM 1

12'4 x 10'5 (3.76m x 3.18m)

with double glazed window, radiator and laminate flooring.

BEDROOM 2

10'5 x 10'5 (3.18m x 3.18m)

with double glazed window, radiator and laminate flooring.

BATHROOM

6'6 x 6'5 (1.98m x 1.96m)

with three piece suite, comprising panelled bath with shower above, wash hand basin, w/c, splash back tiling, tiled floor

EXTERNAL

Outside is an area which is grassed and also a car park with one parking space along with visitors spots. An area is also allocated for a drying space and shed.

LEASEHOLD INFORMATION

Tenure- 999 years lease from 1995 in a block of two flats only on the basis that the owners of this leasehold flat also own the freehold of the other flat and the owners of the other leasehold flat also being on a 999 lease from 1995 own the freehold of this flat (so called: "Criss-cross leases"). No ground rent or regular service charges are payable.

GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a central heating system.

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 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.

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 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.

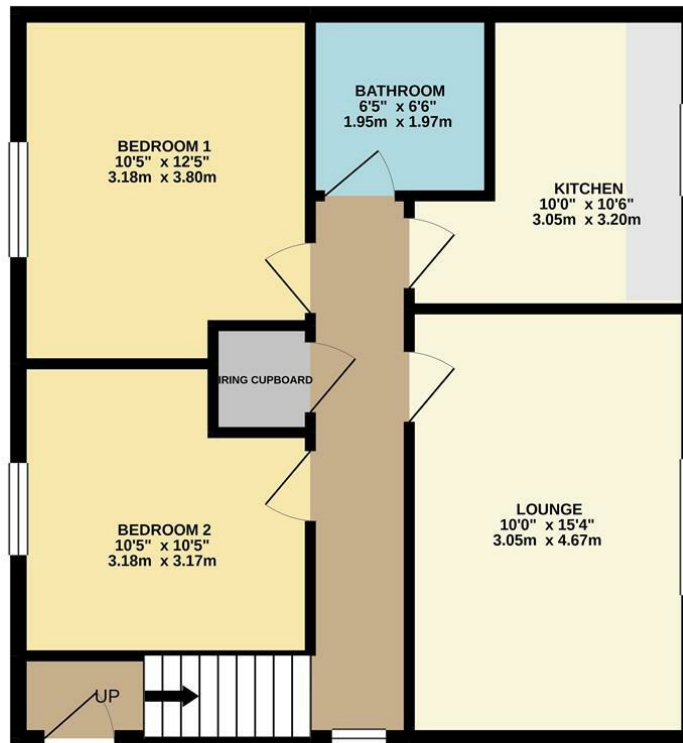
AGENTS NOTES (continued)

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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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.
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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