



Bernadette Avenue, Hull, HU4 7PZ

Offers Over £210,000



Platinum Collection

Bernadette Avenue, Hull, HU4 7PZ

Nestled on the charming Bernadette Avenue in Hull, this beautifully extended end of terrace house presents an exceptional opportunity for families and individuals alike. With three bedrooms a shower room and cloakroom/w.c., this property is designed to accommodate modern living with ease and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads into a lounge, perfect for relaxation. The heart of the home is undoubtedly the extended living/dining kitchen, which offers a bright and airy space for family gatherings and culinary adventures. This area seamlessly blends functionality with style, making it an ideal setting for both everyday living and special occasions.

Outside, the front garden and driveway provide ample parking for two vehicles, a rare find in urban settings. The lovely rear garden offers a private oasis, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

This delightful home is a true gem that must be viewed early to avoid disappointment. With its combination of space, modern amenities, and a welcoming atmosphere, it is sure to attract considerable interest. Don't miss your chance to make this wonderful property your own.



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Key Features

- Superb Property Which Is a Credit To It's Current Owners
- Excellent Location For Local Amenities and Schools.
- Entrance Hall, Lounge, Extended Living/Dining kitchen
- Three Bedrooms, Shower Room
- Gardens Front & Rear and Driveway
- Early Viewing Is A Must
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

ENTRANCE HALL

With double glazed entrance door, hardwood flooring and stairs to the first floor.

LOUNGE

12'7 into bay x 10'9 (3.84m into bay x 3.28m) with a double glazed square bay window to the front elevation, built in cupboards at either side of the chimney breast, and hardwood flooring.

EXTENDED LIVING/DINING KITCHEN

13'4 x 10'4 widening to 15'1 (4.06m x 3.15m widening to 4.60m) with a range of grey shaker style base and wall units, work surfaces, drawers, sink unit, gas cooker point, breakfast bar/island, inset lights, built in fridge, freezer and washing machine, tiled flooring, two sky lights, two decorative radiators and double glazed bi-folding doors out onto the balconied decking area.

CLOAKROOM/W.C.

with two piece white suite and boiler.

FIRST FLOOR

LANDING

with access to roof void with pull down ladder and light.

BEDROOM 1

13' into bay x 10'7 (3.96m into bay x 3.23m) with double glazed square bay window to the front elevation, feature panelled wall and decorative radiator.

BEDROOM 2

10'6 and 10'7 max measurements (3.20m and 3.23m max measurements) with double glazed window to the rear elevation, decorative radiator and built in wardrobes.

BEDROOM 3

6'7 x 5'6 (2.01m x 1.68m) with double glazed window to the front elevation.

SHOWER ROOM

6'9 x 6'2 (2.06m x 1.88m) with a three piece white suite, comprising walk in shower, wash hand basin with vanity cupboard beneath, w.c, fully tiled to walls and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a pebbled garden area with brick walling forming boundary and driveway offering multiple parking facilities. To the rear is a well presented lawned garden with flower border, shed and raised balconied decking area, providing an superb area for entertaining, fencing and hedging forming boundary and 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 B . (East Riding Of Yorkshire 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.

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.



OUTBACK





BERNADETTE AVENUE, HULL

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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