



Hull Road, Hull, HU5 4AH
Offers Over £200,000

Philip
Bannister
Estate & Letting Agents

Hull Road, Hull, HU5 4AH

TRADITIONAL FAMILY HOME UPGRADED TO A HIGH SPECIFICATION - BESPOKE FULL WIDTH KITCHEN - OFFICE/GYM - PRIVATE REAR GARDEN WITH SOUTHERLY ASPECT - This superb 3 bedroom home is finished to a high standard with contemporary fittings throughout. The property has been significantly upgraded by the current owners which includes a full width bespoke family kitchen with integral appliances and granite surfaces, a sleek bathroom, fitted wardrobes and a new roof. Outside there is extensive parking facilities, a private rear garden with a southerly aspect and a large block built garage.

Key Features

- Finished To A High Standard
- 3 Bedroom Semi-Detached
- Stunning Bespoke Kitchen
- Contemporary Bathroom
- Fitted Wardrobes
- Home Office/Gym
- Separate Utility/WC
- Private Rear Garden With Southerly Aspect
- Large Garage & Parking
- ER-C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors

GROUND FLOOR

ENTRANCE HALL

A composite entrance door allows access to the property. A staircase leads to the first floor accommodation and internal doors to:

LIVING ROOM

15'2 x 12'3 (4.62m x 3.73m)

The well appointed front facing reception room features a large window and ample room for a large suite

FAMILY DINING KITCHEN

13'5 max x 19'1 max (4.09m max x 5.82m max)

The stunning family kitchen area is fitted with a range of bespoke high gloss wall and base units mounted with solid granite worksurfaces, matching upstands and contrasting splashbacks. A recessed sink unit with mixer tap and moulded drainer is in addition to a host of integral appliances which include an induction hob beneath a designer extractor hood, a double oven/microwave and a twin drawer dishwasher. There is tiled flooring throughout with underfloor heating, ambient lighting within the kitchen units, breakfast bar, space for dining suite, French doors opening to the decking and an additional door to the rear

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A window to the side elevation, the loft hatch allows access to the roof space which is floored and has a Velux window

BEDROOM 1

15' x 11'2 (4.57m x 3.40m)

The master bedroom is excellent proportions and features a range of fitted wardrobes with matching drawers

BEDROOM 2

10'6 x 10'9 (3.20m x 3.28m)

A second double bedroom with contemporary fitted wardrobes, cupboards, overhead units and built in desk. A window is to the rear elevation

BEDROOM 3

9'5 x 7'10 (2.87m x 2.39m)

The third bedroom is an excellent size and features a window to the front elevation

BATHROOM

The bathroom is fitted with a sleek three piece suite comprising WC and vanity wash basin in a fixed unit, a "b" shaped bath with matching shower screen and shower over. There is an anthracite heated towel rail and two windows to the rear

OUTSIDE

UTILITY/WC

An external utility room/WC is plumbed for an automatic washing machine, fitted cupboard, WC and a tiled floor with underfloor heating

OFFICE/GYM

The useful external office is ideal for home working, with double doors to the front. It offers a number of uses with the current owners utilising it as a gym

FRONT

To the front of the property there is a gravelled driveway with parking for two vehicles

REAR

The rear garden enjoys a southerly aspect and offers excellent privacy. A decked terrace is located immediately to the rear and extends to a private patio area and a central lawn. The patio continues to the side of the garage and meets timber gates which lead to an additional parking area

GARAGE

The large block built garage includes space for a workshop and is supplied with light and power supply. There is a personnel door which is accessed from the garden and a shutter door to the front

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 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). We would recommend a purchaser make their own enquiries to verify this.

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.

VIEWING

Strictly by appointment with the sole agents.

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.

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.

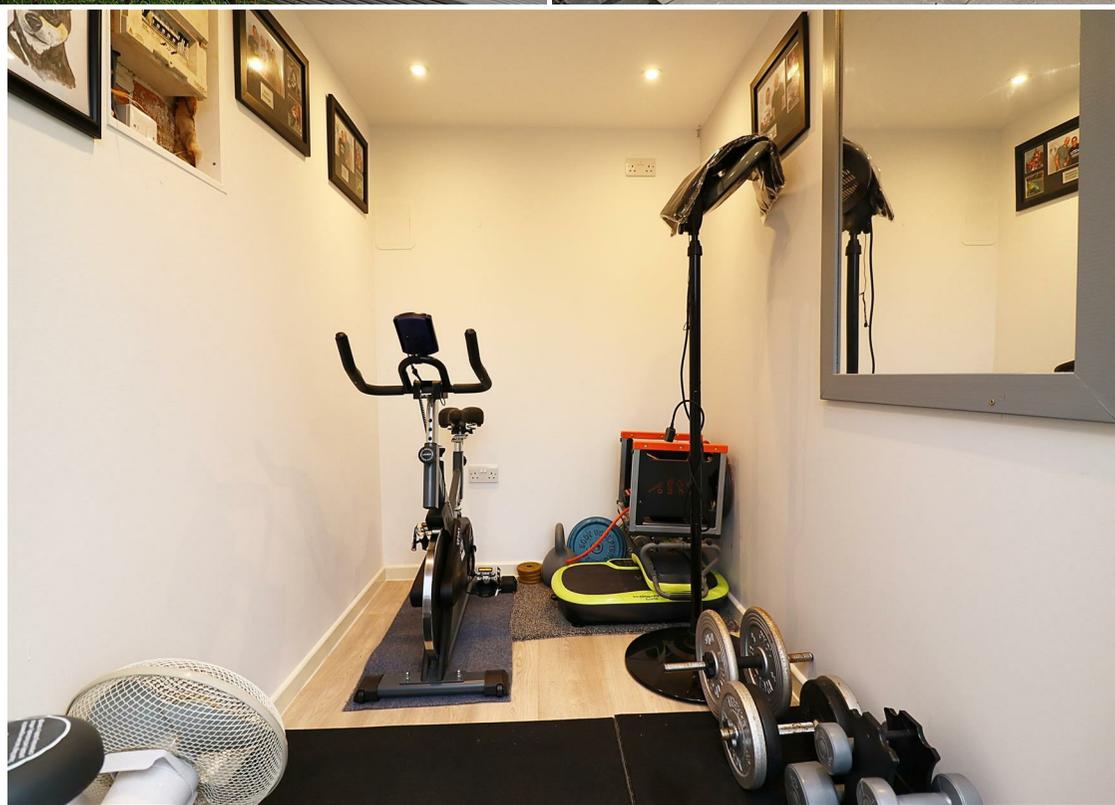
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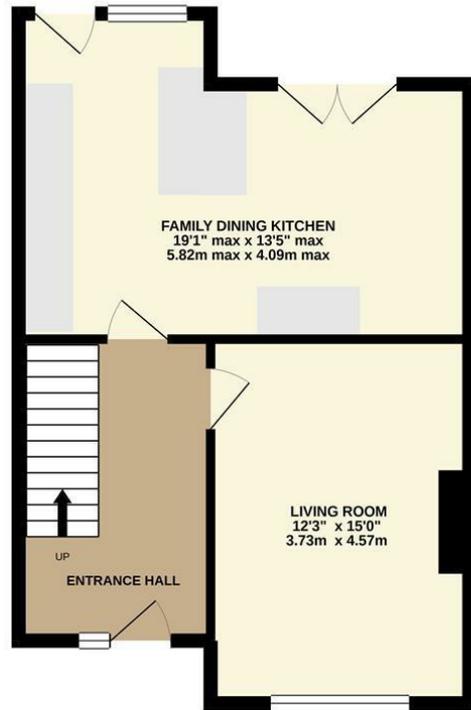
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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