



Maplewood Avenue, Hull, HU5 5YF
Asking Price £179,950

Philip
Bannister
Estate & Letting Agents

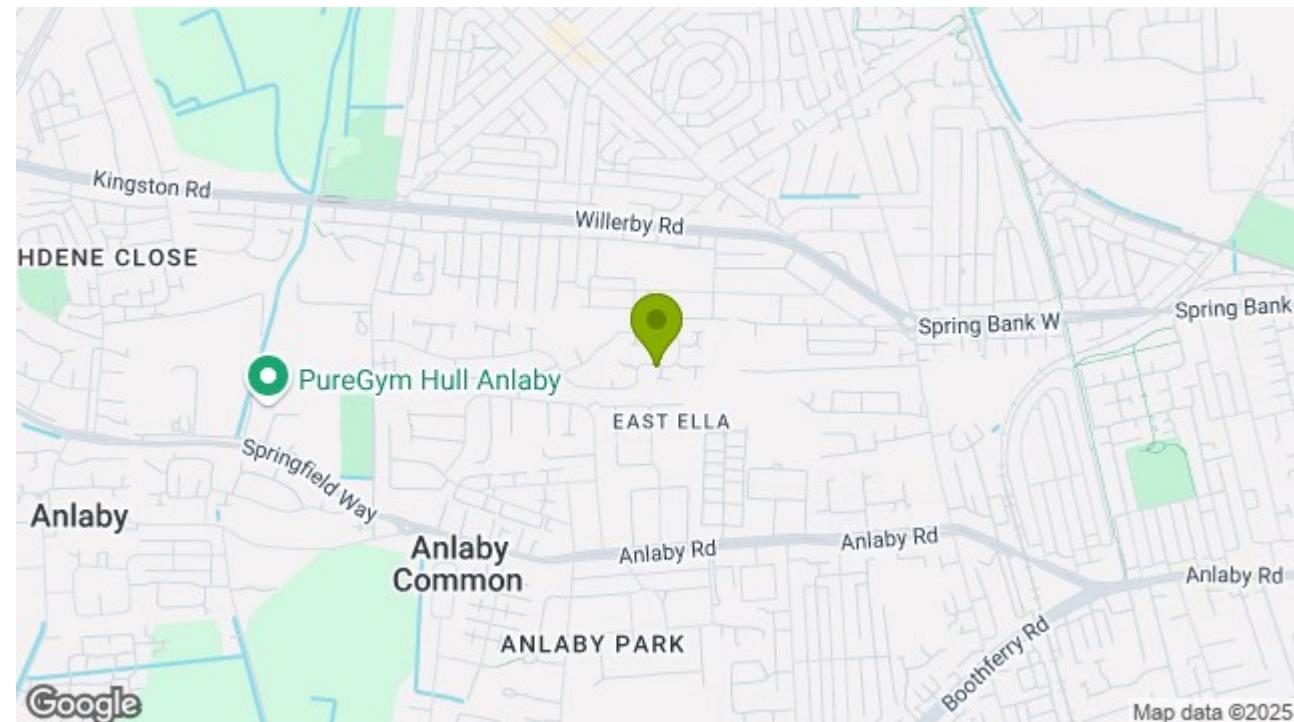
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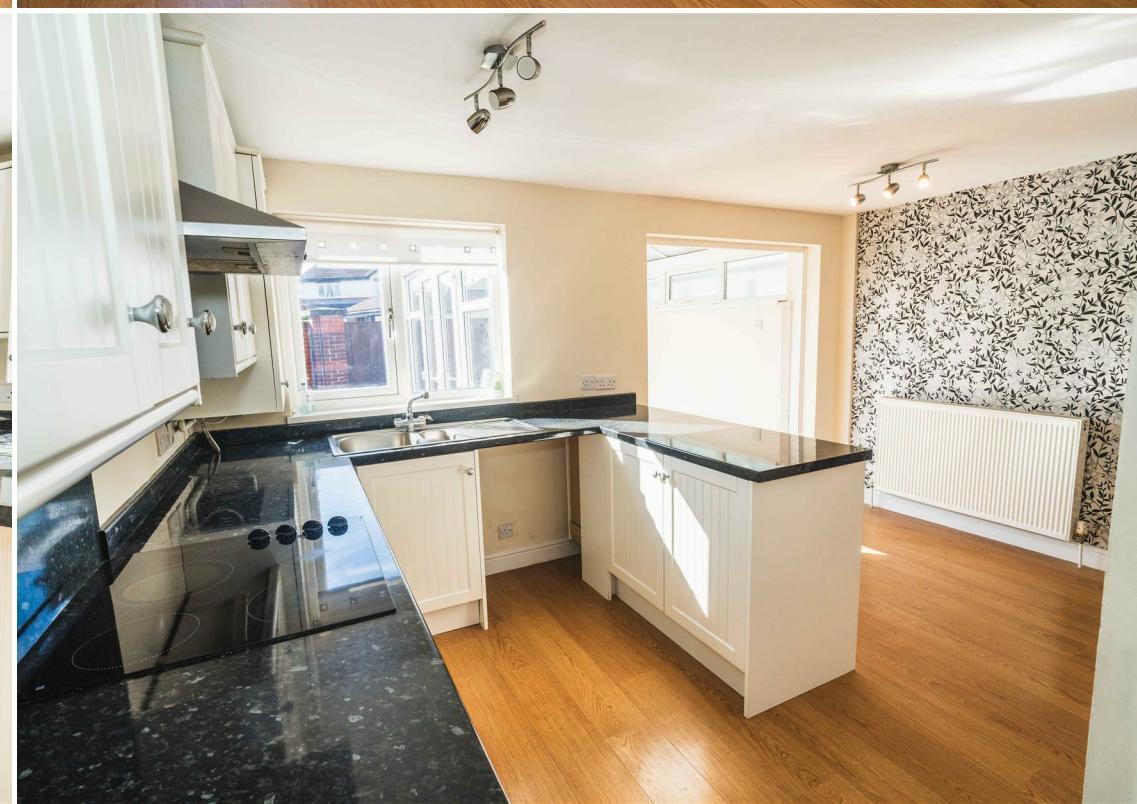
A superb semi-detached property in a highly sought-after location. Offered to the market with no onward chain, this home makes a fabulous starter home with generous living space, 3 bedrooms and fantastic outdoor space. Act fast to avoid disappointment.

Key Features

- Superb Semi-Detached Home
- South Facing Rear Garden
- Ample Off-Street Parking
- Freshly Redecorated
- No Onward Chain
- Generous Living Accommodation
- Ideal Starter Home
- EPC =

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





GROUND FLOOR;

PORCH

Providing access to the accommodation.

LIVING ROOM

13'11 x 11'1 (4.24m x 3.38m)

A generous living space with laminate wood flooring, a feature fireplace housing an electric fire and a oriel bay window to the front elevation.

BREAKFAST KITCHEN

13'11 x 11'4 (4.24m x 3.45m)

A wonderful breakfast kitchen with shaker style wall and base units, laminated work surfaces with upstands and a breakfast bar. Integrated appliances include an Electric Hob, Electric Oven, Extractor Fan and a Sink Unit. Further benefitting from a storage cupboard, window to the rear elevation and being open to the conservatory.

CONSERVATORY

12'3 x 6'8 (3.73m x 2.03m)

A fantastic addition to the property offering a generous and flexible reception space.

FIRST FLOOR:

BEDROOM 1

9'8 max x 11'3 (2.95m max x 3.43m)

A bedroom of double proportions with fitted wardrobes and a window to the front elevation.

BEDROOM 2

9'8 max x 8'3 (2.95m max x 2.51m)

A good sized bedroom with fitted wardrobe, storage cupboard and a window to the rear elevation.

BEDROOM 3

6 x 8'5 (1.83m x 2.57m)

A bedroom of single proportions with a window to the front elevation.

BATHROOM

6 x 5'2 (1.83m x 1.57m)

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail, a window to the rear elevation and partially tiled walls.

EXTERNAL:

FRONT

Pleasant frontage with shaped lawn.

REAR

Superb private south facing garden with block paved patio area, shaped lawn, walled borders and a timber gate leading to the driveway.

PARKING

Accessed via Lombardy Close to the rear of the property - a driveway providing ample off-street parking spaces.

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 C (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.

TENURE

We understand that the property is Freehold.

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.

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.

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



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 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 inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries of their solicitor or surveyor. 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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