



Kirkstone Road, Hull, HU5 5TX  
Offers Over £130,000

  
**Philip  
Bannister**  
Estate & Letting Agents



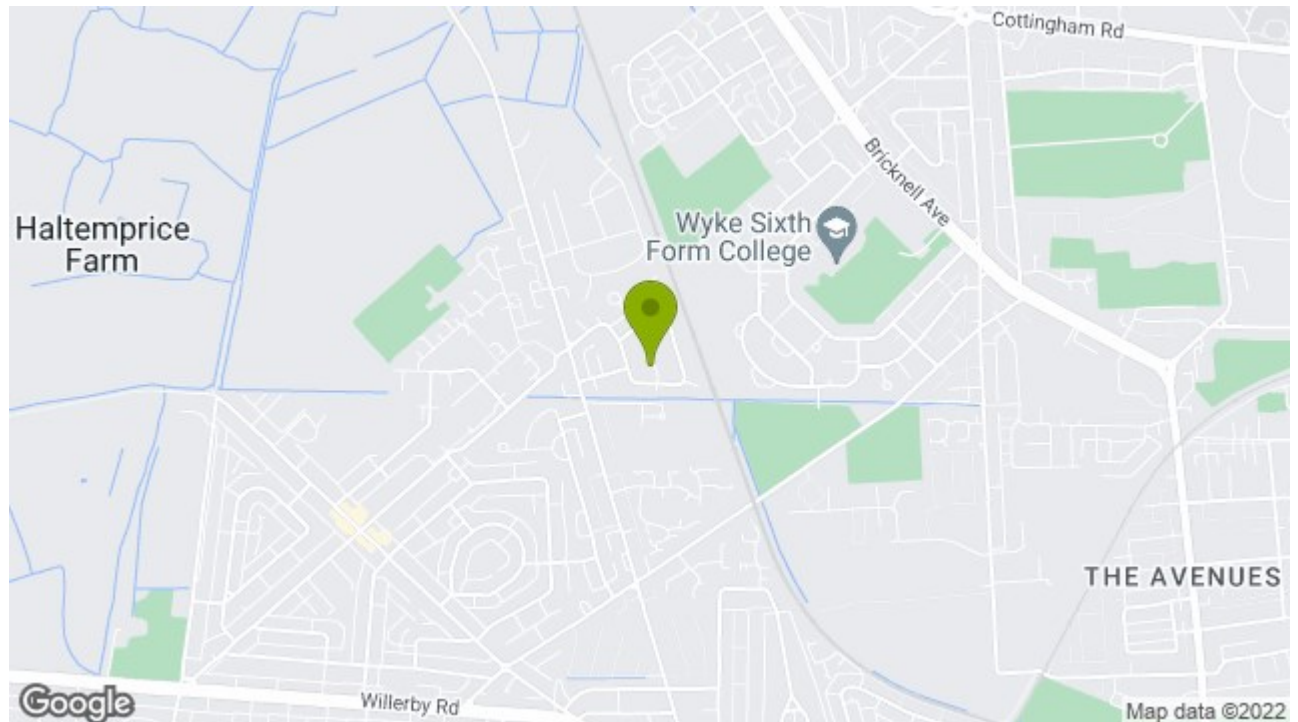
# Kirkstone Road, Hull, HU5 5TX

A fantastic opportunity to purchase this 3 bedroom semi-detached family home. Situated in a highly popular location, this property is ideal for a first time buyer or rental investor alike. Benefitting from ample off-street parking to the front and a garage to the rear. Modern and stylish throughout with fantastic Breakfast Kitchen. Early viewing is essential to avoid disappointment.

## Key Features

- Semi Detached Home
- Ideal Starter Home
- Buy-To-Let Opportunity
- Modern Breakfast Kitchen
- Off-Street Parking
- No Onward Chain
- Garage
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









## LOCATION

Located just off Priory Road, with ample local amenities including shops, schools & public transport and offers easy access for Cottingham all areas of the City, being close to the Inner Ring Road.

## ENTRANCE HALL

Providing access to the accommodation.

## LIVING ROOM

14'3 into x 12 (4.34m into x 3.66m)

Generous living room with feature fireplace with electric fire and bay window to the front elevation.

## BREAKFAST KITCHEN

15'2 x 9'4 (4.62m x 2.84m )

Modern breakfast kitchen with white shaker style wall and base units with granite effect work surfaces and complimentary breakfast bar. Integrated appliances include undercounter Fridge/Freezer; Electric Hob; Electric Oven and an Extractor Fan. Also benefitting from a tiled splashback, storage cupboard housing the boiler, recessed spotlights, undercounter lights and kickboard lights. With windows to the rear and side elevations.

## REAR LOBBY

Providing access to the cloakroom and to the garden via the rear door.

## CLOAKROOM

2'10 x 6'2 (0.86m x 1.88m )

Partly tiled cloakroom with low flush WC, floating sink unit, heated towel rail and a window to the rear elevation.

## FIRST FLOOR ACCOMMODATION;

## BEDROOM 1

13'11 into bay x 8'11 (4.24m into bay x 2.72m )

A bedroom of double proportions with bay window to the front elevation and newly fitted carpets.

## BEDROOM 2

9'4 x 9'2 (2.84m x 2.79m)

A further bedroom of double proportions with window to the rear elevation and newly fitted carpets.

## BEDROOM 3

9'3 x 5'10 (2.82m x 1.78m)

A bedroom of single proportions with fitted cupboard, window to the rear elevation and newly fitted carpets.

## BATHROOM

5'7 x 4'10 (1.70m x 1.47m)

A fully tiled three piece suite comprising of a panelled bath with overhead shower, low flush WC and a pedestal sink unit. Also benefitting from a window to the side elevation.

## EXTERNAL;

## FRONT

To the front of the property is a gravelled driveway providing off-street parking.

## REAR

To the rear is a brick set patio, turfed lawn area and fenced borders. Also houses garage with gravelled run-on.

## GARAGE

With up & over door, light & power supply.

## 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 sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ 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.

## 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.



## 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 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  
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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