



**Mayland Avenue, Hull, HU5 5JA**  
**£725 Per Month**

  
**Bannister**

# Mayland Avenue, Hull, HU5 5JA

OFFERED UNFURNISHED - A superb, two bedroom mid terraced house, situated off the popular Springhead Lane off Willerby Road Close to good local amenities, schools and transport links.

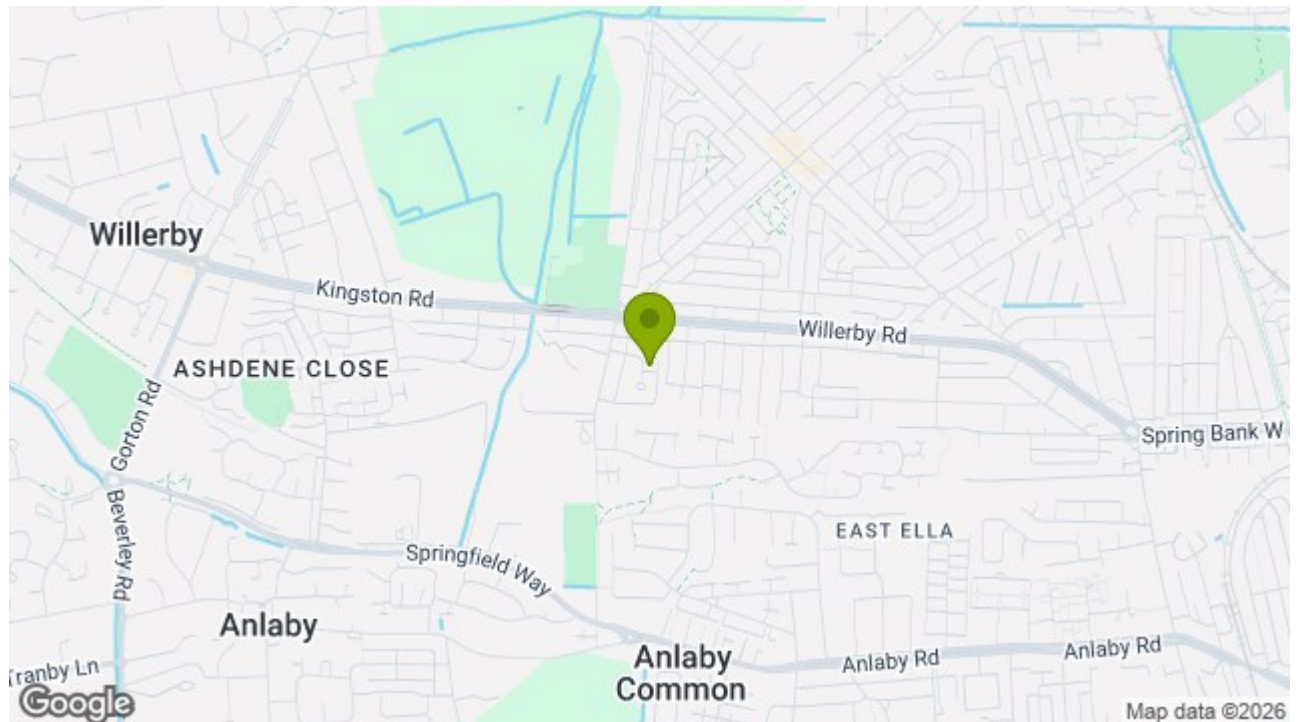
The property briefly comprises entrance, lounge, dining kitchen, cloakroom/w.c., two bedrooms bathroom and gardens front and rear, and garage via a 10' access

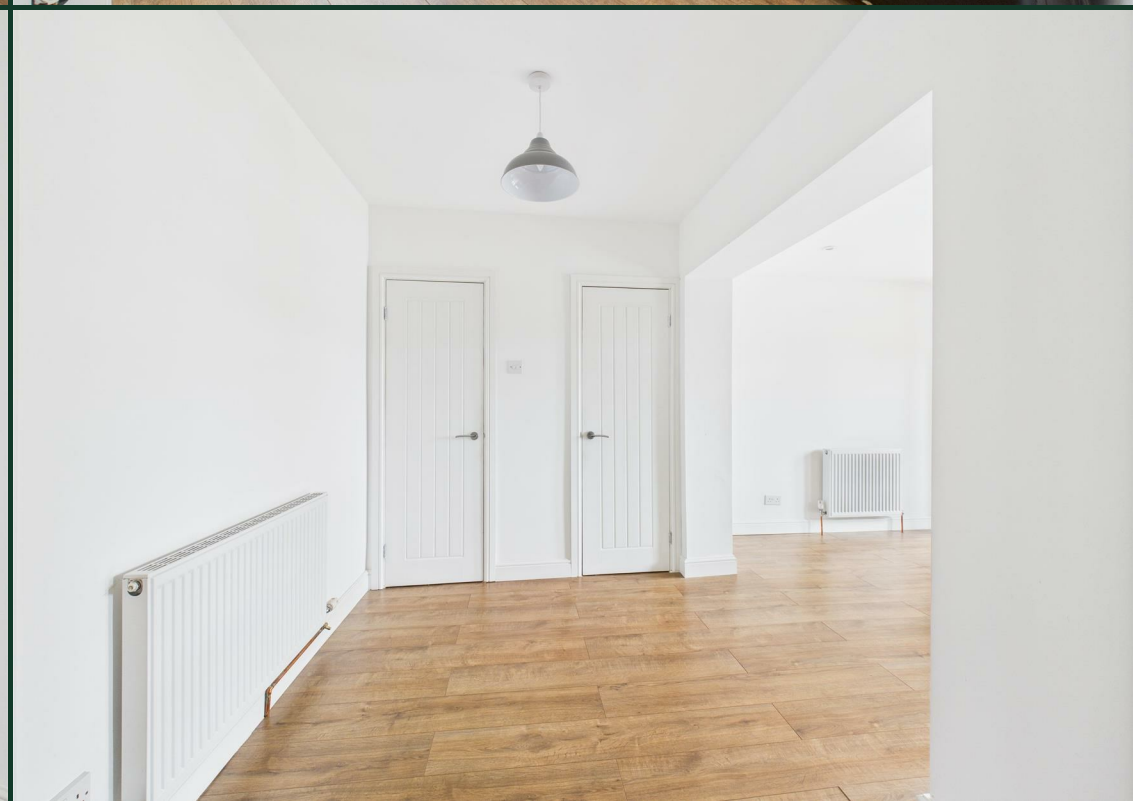
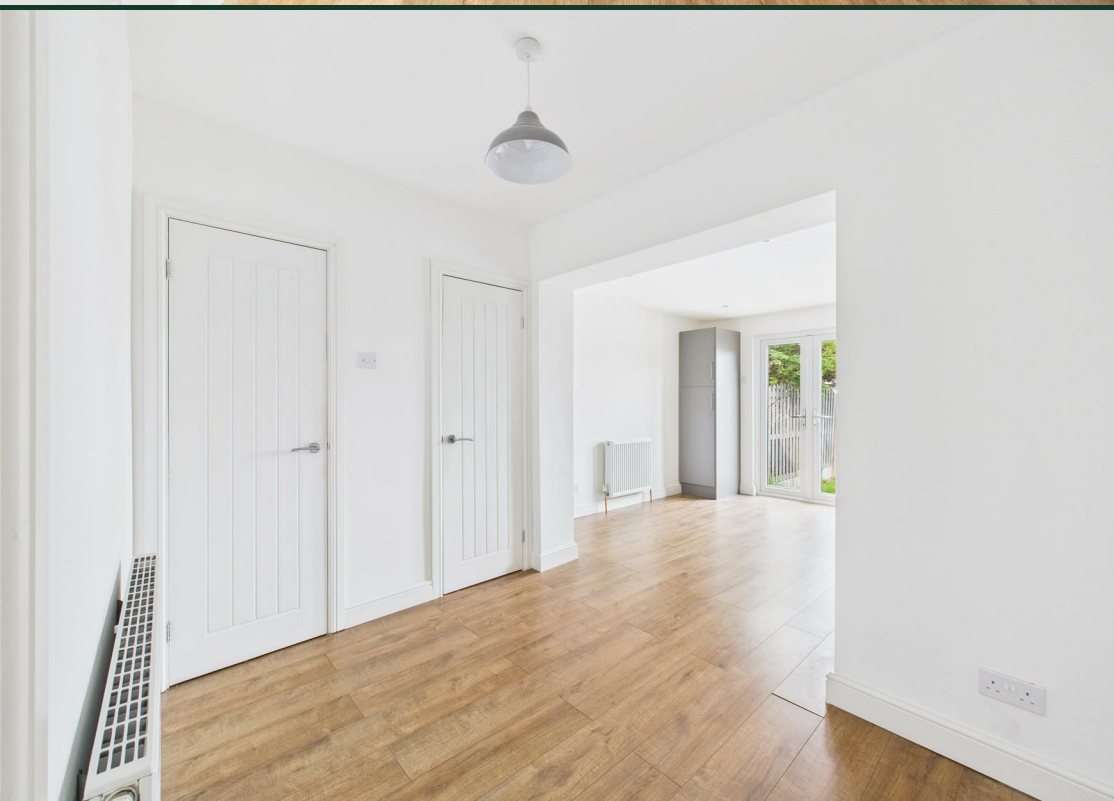
Early viewing is a must

## Key Features

- OFFERED UNFURNISHED
- 2 Bedroom Mid Terraced Home
- Excellent Location
- Lounge, Dining Kitchen, Cloakroom/w.c.
- Two Bedrooms, Bathroom
- Gardens Front & Rear Garage via 10'
- EPC = E

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>90</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>48</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |





## **WILLERBY**

Willerby Road located to the west of Kingston upon Hull. Located approximately approximately 4 miles from Hull City Centre and approximately 3 miles from Willerby. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. There are several schools within the area are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LOUNGE**

### **DINING KITCHEN**

with oven and hob.

### **CLOAKROOM/W.C.**

## **FIRST FLOOR**

### **BEDROOM 1**

### **BEDROOM 2**

### **BATHROOM**

with three piece suite.

## **EXTERNAL**

Gardens front and rear and garage via 10' Access

## **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 A . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

## **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)

## **TENANCY INFORMATION**

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£167.30). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the



holding deposit then forms part payment of your first months rent.



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