

Whitakers

Estate Agents



35 Bannister Drive

, Hull, HU9 1EJ

Offers Over £125,000

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Entrance Hall

With staircase off and a radiator.

Lounge

14'9" x 11'5" (4.50 x 3.50)

Window to the front aspect, ornate fire surround with marble effect back and hearth incorporating an electric fire, useful under stairs storage cupboard and a radiator.

Fitted Kitchen

14'9" x 6'7" and 4'11" x 3'9" (4.50 x 2.01 and 1.50 x 1.15')

A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Windows to the rear aspect a radiator, laminate flooring an integrated appliances include an electric oven and grill, a four ring electric hob and an over head filter canopy.

Bedroom One

12'1" x 8'10" (3.70 x 2.70)

Window to the rear aspect, a radiator and fitted wardrobes, dressing table unit and a laundry box.

Bedroom Two

12'1" x 6'0" (3.70 x 1.85)

Window to the rear aspect, a radiator and spotlights to the ceiling.

Bedroom Three

9'6" x 5'8" (2.90 x 1.75)

Window to the front aspect and a radiator

Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and a mirror and there is a built in storage cupboard.

Gardens

To the front of the property is a garden laid to aggregates and to the rear a garden laid to lawn with stocked flower beds and a brick block paved patio area.

Garage

Accessible via a side driveway with double gates which leads to an area in front of the garage with the capacity to accommodate two vehicles. The garage is brick built with an apex roof, larger than the standard with electricity supplied, a roller vehicular door and a side pedestrian door gives access to a glazed utility area.

Council Tax

Hull City Council - band B

Tenure

This property is freehold

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Material Information:

Construction - Brick under a tiled roof
Conservation Area - No

Tel: 01482 790970

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 16 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

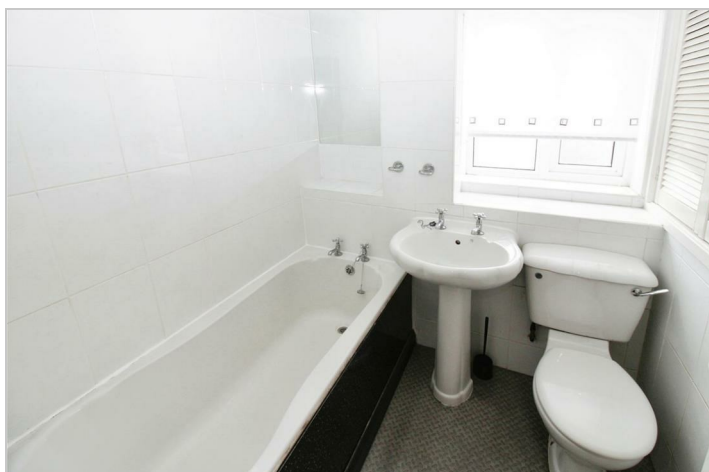
Planning -No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.



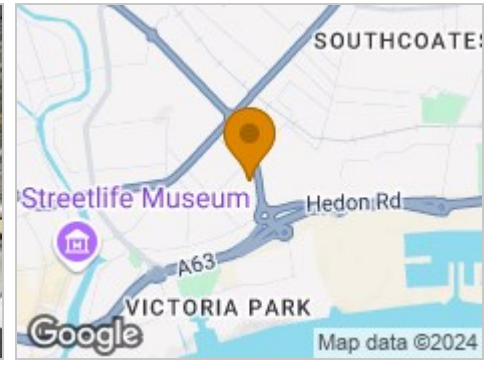
Road Map



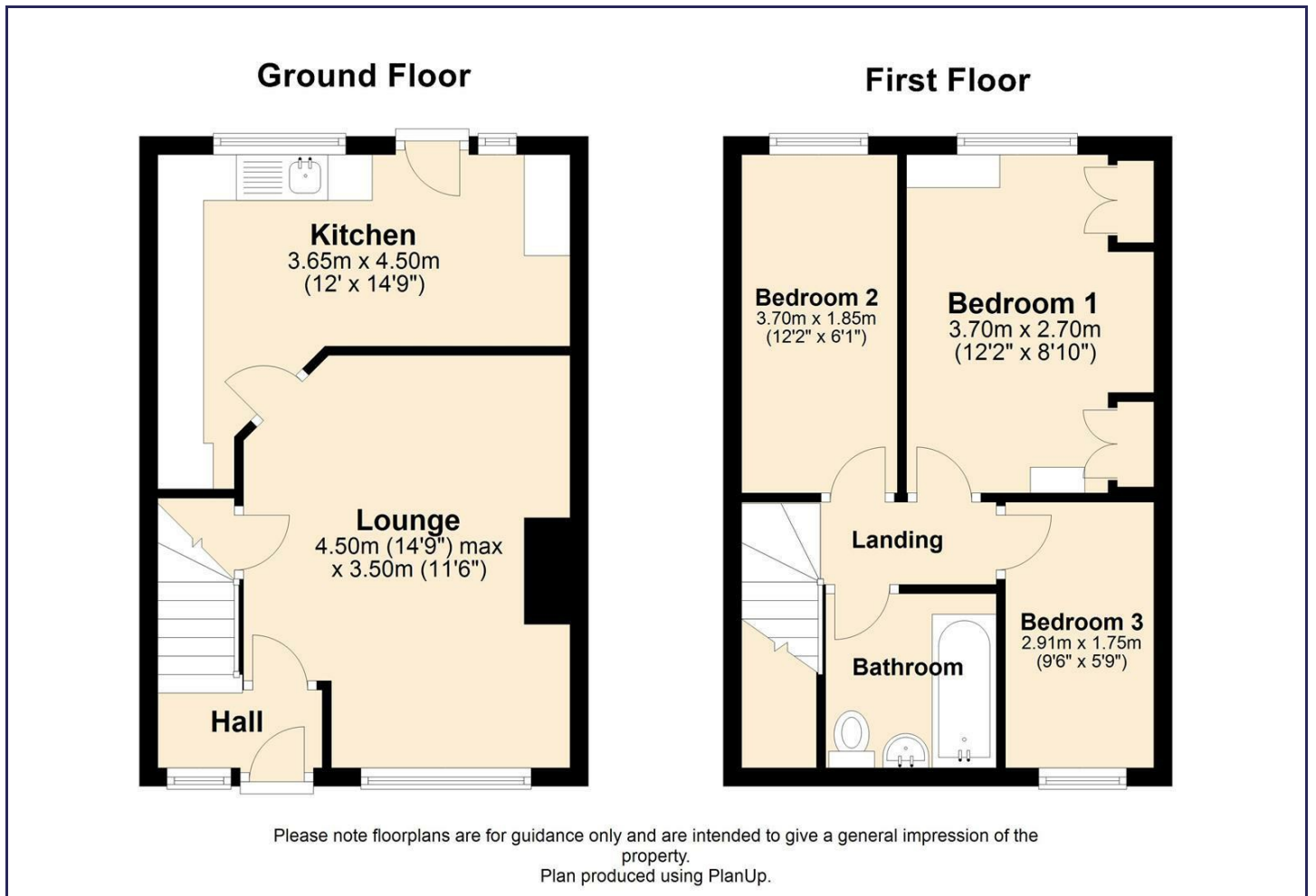
Hybrid Map



Terrain Map



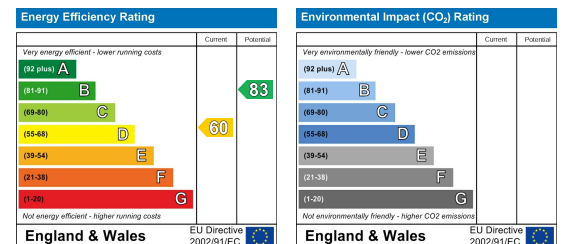
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.