



Ridgeway Road, Hull, HU5 5HX  
Offers Over £140,000

Philip  
**Bannister**  
Estate & Letting Agents

# Ridgeway Road, Hull, HU5 5HX

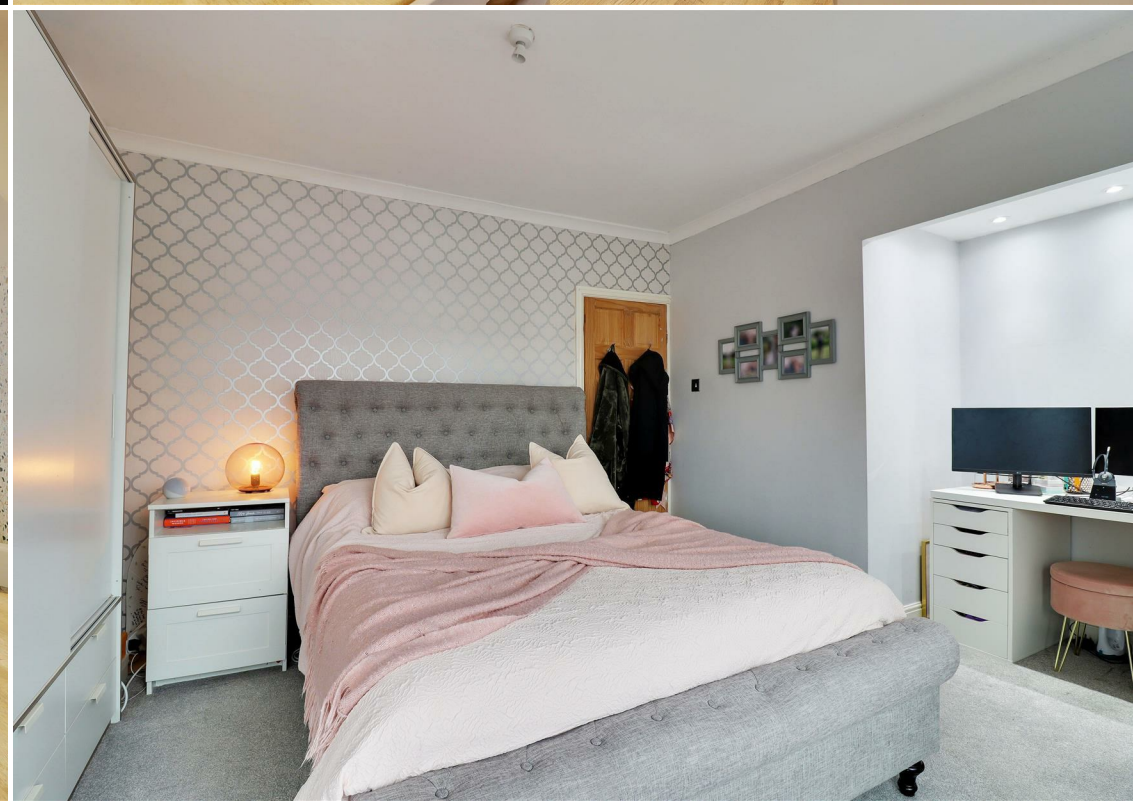
This lovely home is ideal for the first time buyer. With extended accommodation offering flexible and versatile living space. Superb rear garden and off-street parking. Act quick.

## Key Features

- Ideal Starter Home
- Buy-To-Let Opportunity
- Off-Street Parking
- Garage
- Fantastic Rear Garden
- Extended Dining Kitchen
- Sought-After Location
- EPC = C

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            | 90        |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





## **GROUND FLOOR;**

### **ENTRANCE HALL**

Providing access to the accommodation with stairs off.

### **LIVING ROOM**

A well presented living room with bay window to the front elevation and a feature fireplace housing a gas fire.

### **DINING KITCHEN**

An extended dining kitchen with grey shaker style wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from ample dining space with storage cupboard and utility space with plumbing for an Automatic Washing Machine and space for a Tumble Dryer.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with bay window to the front elevation and a recess ideal for a dressing table or a home office.

### **BEDROOM 2**

A further generous bedroom with window to the rear elevation and a storage cupboard housing a combination boiler.

### **BATHROOM**

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

## **EXTERNAL;**

### **FRONT**

With a gravelled driveway providing off-street parking.

### **REAR**

A lovely rear garden with block paved patio area, turfed lawn, fenced borders, raised pond and a garage with 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 B (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.

## **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

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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