



**Maplewood Avenue, Hull, HU5 5YE**  
£200,000





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Platinum Collection

## **Maplewood Avenue, Hull, HU5 5YE**

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A well loved three bedroom detached bungalow delightfully positioned in a very sought-after location. With scope to improve this lovely home is ready for its new owners. Benefitting from generous and versatile living accommodation, gas central heating, double glazing & solar PV as well as ample off-street parking and a garage. One not to miss.

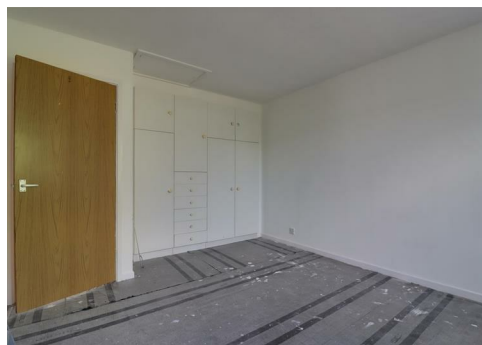




# Maplewood Avenue, Hull, HU5 5YE

## Key Features

- Detached 3 Bedroom Bungalow
- 2 Reception Rooms
- Gas c/htg, Dbl. glzd & Solar PV
- Scope to Improve
- Ample Off-Street Parking
- No Onward Chain
- Garage
- EPC = D RATES = C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>Current</b>	<b>65</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

## ENTRANCE HALL

Providing access to the accommodation.

## KITCHEN

8'8 x 7'9 (2.64m x 2.36m)

A well equipped kitchen with white shaker style wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from space for a fridge/freezer and a gas cooker, plumbing for an automatic washing machine, recessed spotlights, laminate wood flooring and a window to the side elevation.

## BEDROOM 3

8'8 x 7'2 (2.64m x 2.18m)

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

## LIVING ROOM

21'10 x 10 (6.65m x 3.05m)

A generous and flexible living space with fitted wardrobes and windows to the front and side elevations.

## BEDROOM 1

12 + wardrobes x 10'2 (3.66m + wardrobes x 3.10m)

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

## BEDROOM 2

8'8 x 10'3 max (2.64m x 3.12m max )

A further double bedroom with fitted wardrobes, chest of drawers and overhead cupboards and a glazed door leading to the conservatory.

## SHOWER ROOM

5 x 5'9 (1.52m x 1.75m )

A three piece suite comprising of an enclosed shower cubicle, low flush WC and a vanity wash

hand basin. Further benefitting from tiled floors and walls and a window to the side elevation.

## CONSERVATORY

9'9 x 8'6 (2.97m x 2.59m )

A handy addition to the property offering further versatile reception space with windows to three elevations, a door to the rear garden and a door from the second bedroom.

## EXTERNAL;

### FRONT

With a brick-set front and side drive providing ample off-street parking.

### REAR

A low maintenance rear garden laid mainly to block paving with a variety of shrubs and fenced borders.

### GARAGE

With electric up and over door and a window to the side elevation.

## 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.

## SOLAR PV

The property has the benefit of Solar PV panels. N.B. These panels are subject to a 25 year lease which commenced 23/02/2015.

## 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  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA ; 744 sq.ft. (69.1 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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