



Ulverston Road, Hull, HU4 7HL  
Auction Guide £99,950

  
**Philip  
Bannister**  
Estate & Letting Agents



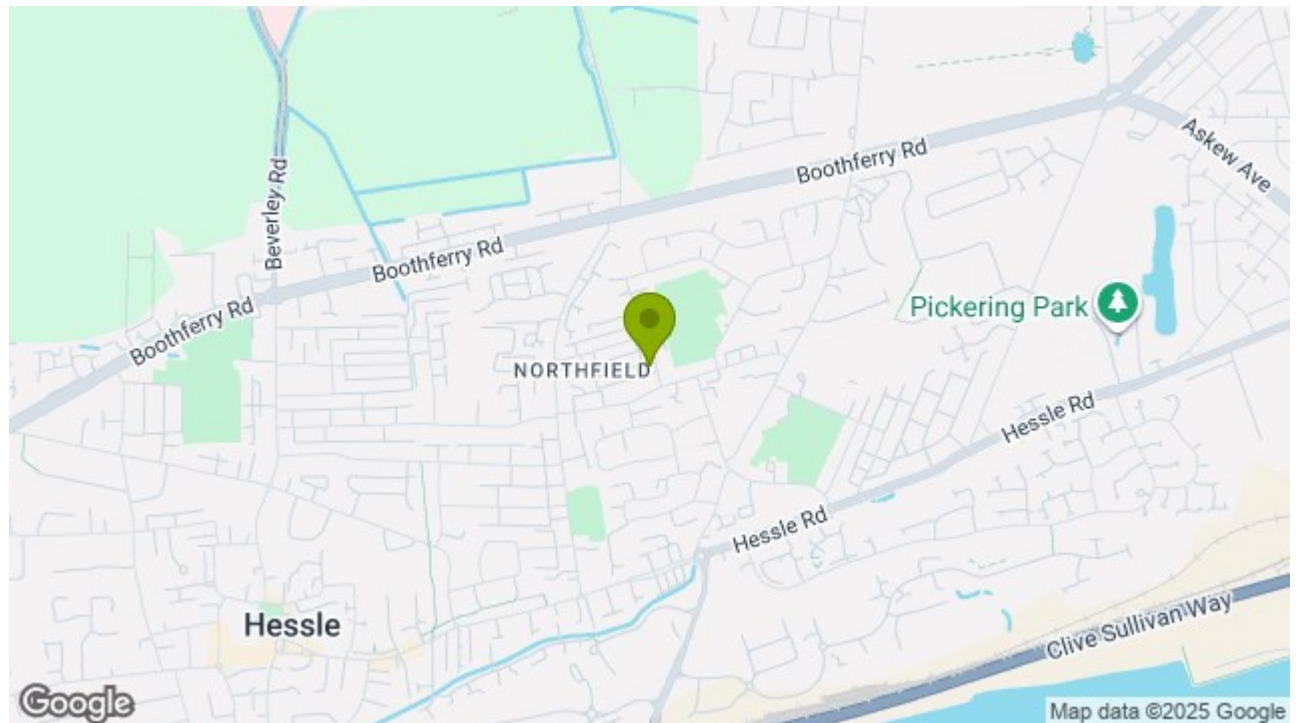
# Ulverston Road, Hull, HU4 7HL

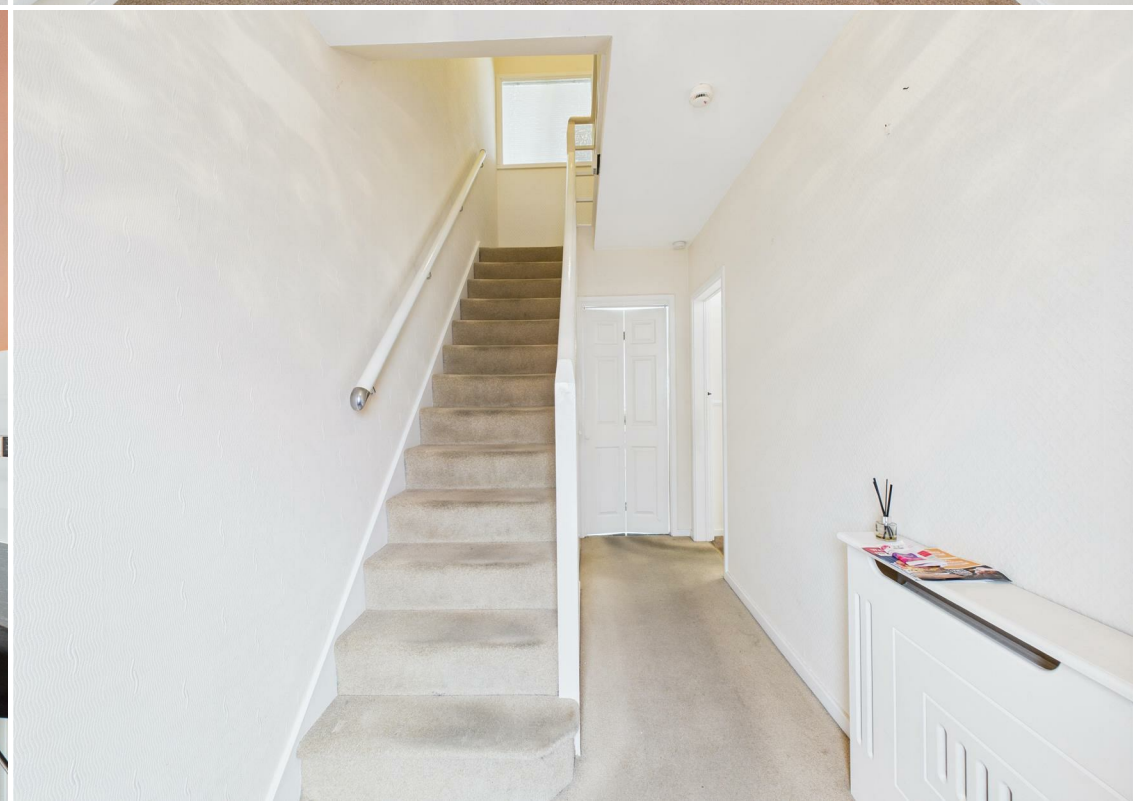
Situated within a highly desirable location this Three bedroom family home offers ample and versatile living space and has been very well maintained over the years by it's current owners. This Semi Detached house has the benefit gas central heating double glazing and briefly comprises entrance hall, through lounge/dining area, fitted kitchen, landing three bedrooms and Bathroom. Outside the property has attractive front and rear gardens and garage which is accessible via a rear 10'. Early viewing is a must and is offered with no chain involved.

## Key Features

- Excellent Semi Detached Family Home
- Three Good Size Bedrooms
- Through Lounge/Dining Area
- Fitted Kitchen, Bathroom
- Well Presented Throughout
- Garage via 10' Access
- Early Viewing is a Must
- No Chain Involved
- EPC -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







## ANLABY PARK ROAD SOUTH

Ideally located off Anlaby Park Road South the property is close to local amenities including Sainsburys, Hessle Square, Hull City Centre, Clive Sullivan Way and /A63/M62 motorway links.

## ENTRANCE HALL

### THROUGH LOUNGE INCORPORATING DINING AREA

25'4 into bay x 11' narrowing to 9'3 (7.72m into bay x 3.35m narrowing to 2.82m)

Lounge - with double glazed angle bay window to the front elevation, feature fireplace, radiator

Dining Area - with double glazed french doors and radiator.

## KITCHEN

14'3 x 7'10 (4.34m x 2.39m)

with a range of base and wall unit, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, built in fridge and freezer, plumbing for automatic washing machine, splash back tiling, inset lights, breakfast bar and double glazed window and door to the rear elevation.

## LANDING

with access to roof void

## BEDROOM 1

14'2 into bay x 11' max measurements (4.32m into bay x 3.35m max measurements)

with double glazed angle bay window to the front elevation, radiator and built in wardrobes

## BEDROOM 2

11'9 x 9'3 from front of wardrobes (3.58m x 2.82m from front of wardrobes)

with double glazed window to the rear elevation, radiator and built in wardrobes.

## BEDROOM 3

7'6 x 6' (2.29m x 1.83m)

with double glazed window to the front elevation and radiator.

## BATHROOM

with a three piece white suite, comprising panelled bath with shower over, wash hand basin in vanity unit, w.c., fully tiled to walls, heated towel rail, inset lights and double glazed window to the rear elevation.

## EXTERNAL

Outside there are gardens to the front and rear and a garage which is accessible via a rear 10'

## 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

SECURITY - The property has the benefit of an installed burglar alarm system.

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.

## 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.

## 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.

## 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

## TENURE.

We understand that the property is Freehold.

## AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## AUCTIONEER COMMENTS.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## AUCTION VIEWINGS.

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.







GROUND FLOOR

1ST FLOOR



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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