



Peregrine Close, Hull, HU4 6UA
Asking Price £175,000

Philip
Bannister
Estate & Letting Agents

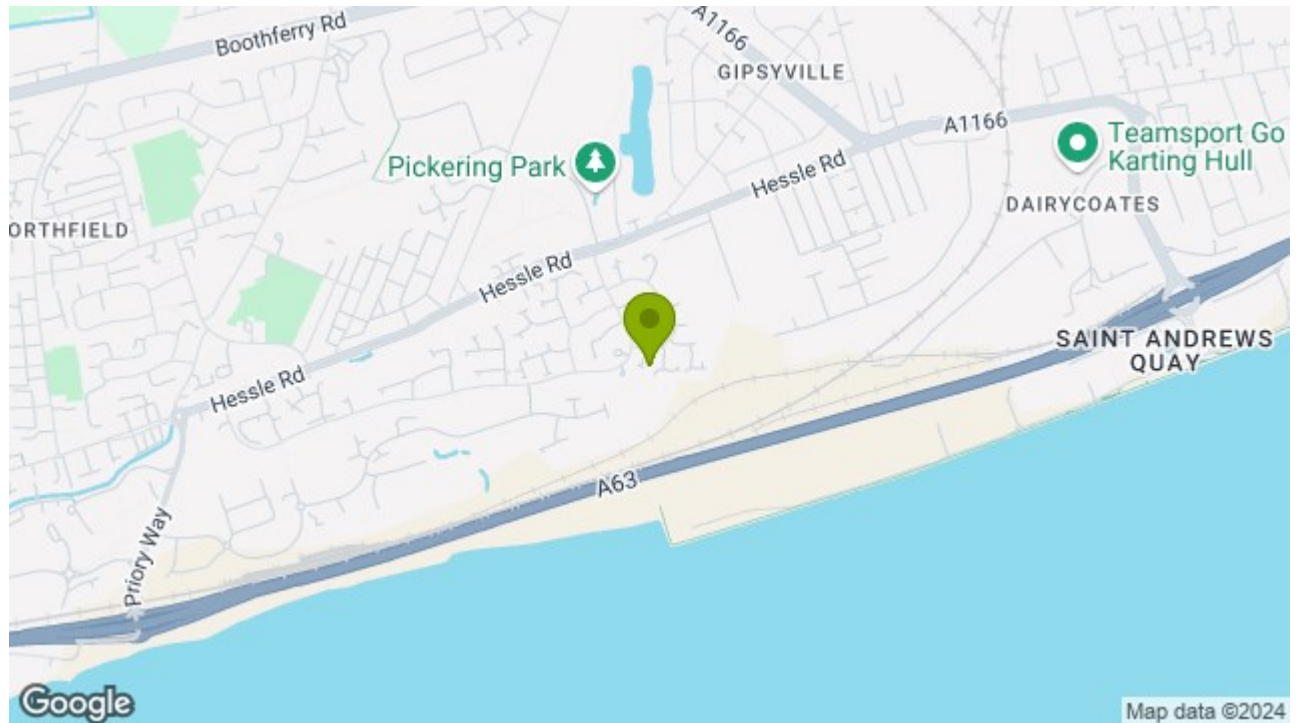
Peregrine Close, Hull, HU4 6UA

A wonderful opportunity has arisen to purchase this 2 bedroom semi-detached bungalow situated in an extremely popular location off Summergroves Way in Hull with spacious and flexible accommodation. off road parking and conservatory. Offered to the market with no onward chain this home must be viewed early to avoid any disappointment.
Book your viewing today

Key Features

- Semi-Detached Bungalow
- Sought After Location
- No Onward Chain
- Driveway, Gardens Front and Rear
- Generous Accommodation
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCATION

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

ENTRANCE PORCH

with double glazed entrance door

ENTRANCE HALL

with double glazed entrance door

LOUNGE

12'1 into bay x 13'2 (3.68m into bay x 4.01m) with double glazed square bay window to the front elevation, feature fireplace and gas fire.

KITCHEN

8'1 x 13'4 max measurements (2.46m x 4.06m max measurements) with a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, built in microwave, integral fridge freezer, plumbing for automatic washing machine, splash backs, and double glazed window to the front elevation.

CONSERVATORY

7'4 x 7'5 (2.24m x 2.26m) with double glazed door to the rear garden.

BEDROOM 1

9'4 x 10'6 (2.84m x 3.20m) with double glazed window to the rear elevation and storage cupboards.

BEDROOM 2

9'4 x 6'8 (2.84m x 2.03m) with double glazed window to the side elevation and double glazed door. to the conservatory.

BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin with unit beneath, w.c., fully tiled to walls, double glazed window to the rear elevation.

EXTERNAL

Outside are gardens to the front and rear and a driveway with double gates.

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 (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 NTSEAT 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.



GROUND 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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