



Sutton Road, Hull, HU6 7DP  
Offers Over £95,000

Philip  
**Bannister**  
Estate & Letting Agents



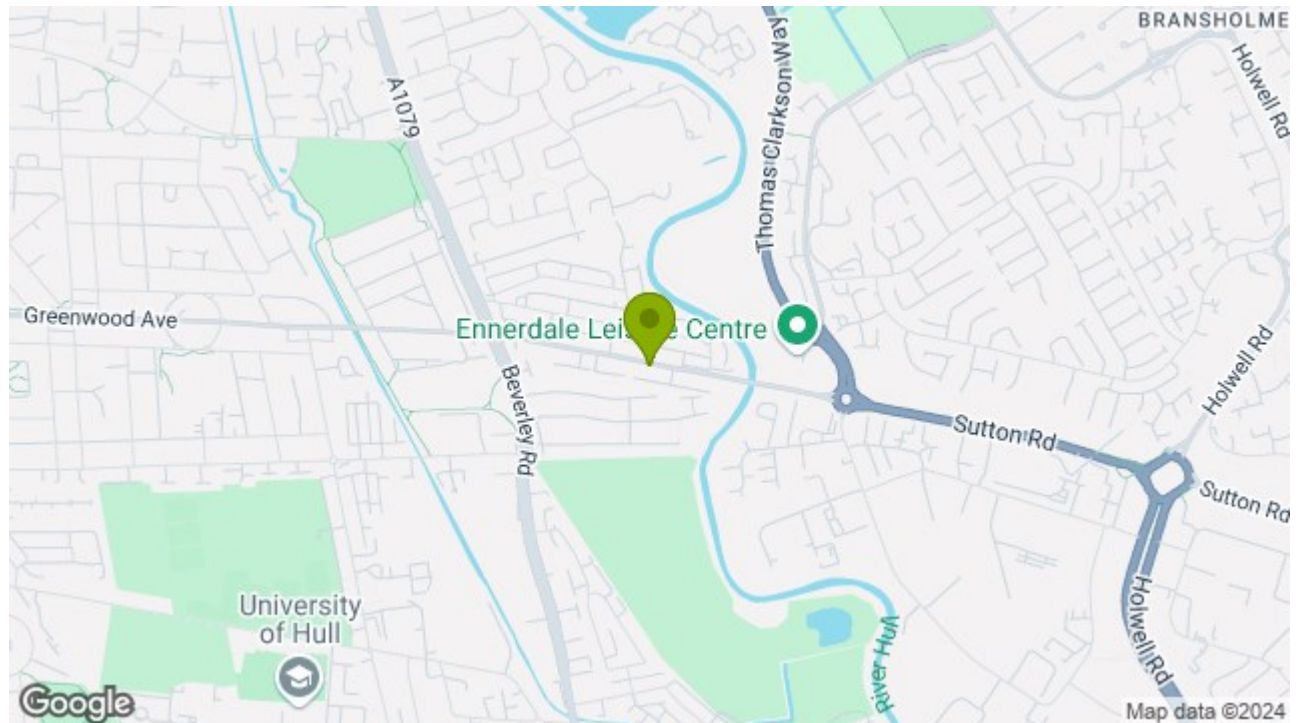
# Sutton Road, Hull, HU6 7DP

A three bedroom mid terraced house which requires a degree of modernisation, but is ideal for the investor/developer. The property briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom/w.c., landing two bedrooms, box room and bathroom. Outside are gardens to the front and rear and 10' access. The property is offered with no chain involved.

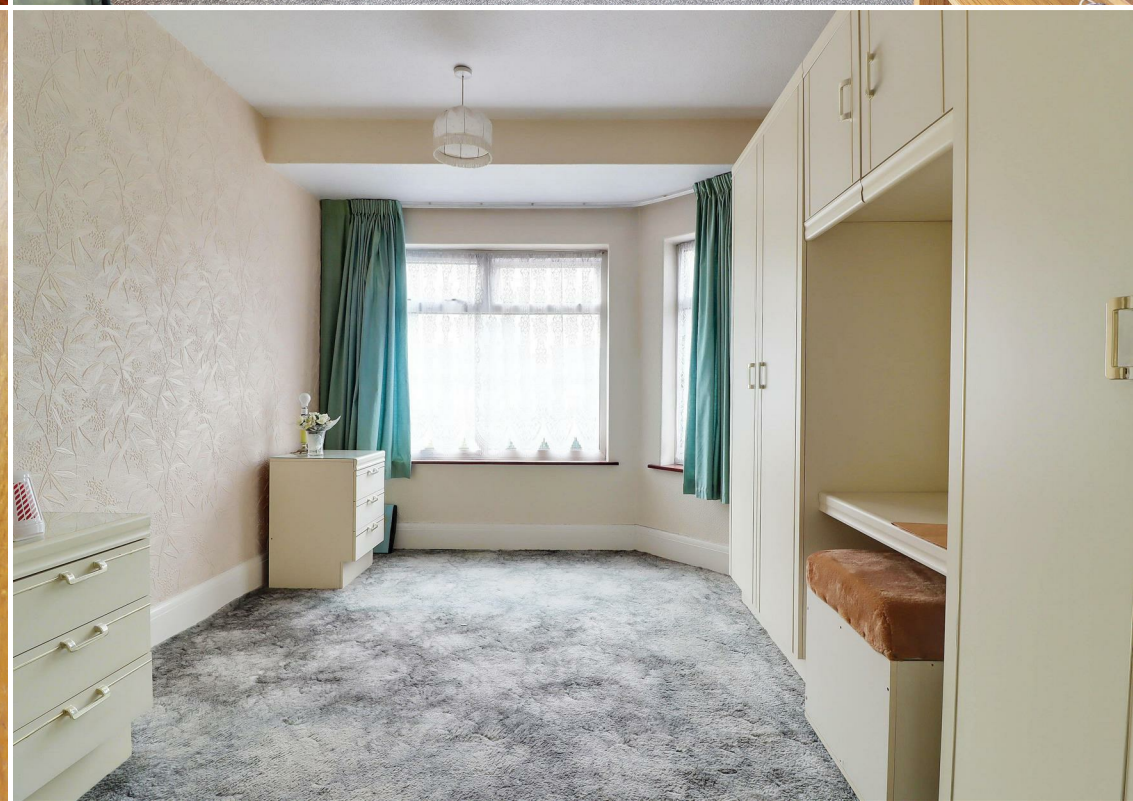
## Key Features

- No Chain Involved - Attention Investor/Developers
- Mid Terraced Home Requiring Modernisation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Lobby, Cloakroom/w.c.
- Landing, 3 Bedrooms, Bathroom
- Gardens Front and Rear, 10' Access
- EPC = E

Energy Efficiency Rating		
	Current	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>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









## BEVERLEY HIGH ROAD/SUTTON ROAD

The property is located off Beverley High Road/Sutton Road which is located some 3 miles to the North of the City Centre, close to local shops, public transport, University & all local amenities. Kingswood Retail Park, Tesco & Asda supermarkets are within a short driving distance. Access to Hull City Centre, Beverley & the A63/M62 motorway link are all within easy reach.

## ENTRANCE HALL

with double glazed entrance door, radiator and stairs to first floor.

## LOUNGE

14'7 into bay x 12'2 (4.45m into bay x 3.71m)  
with double glazed angle bay window, feature fireplace, gas fire (not tested) and radiator.

## DINING AREA

8'2 x 12'3 (2.49m x 3.73m)  
with some fitted floor units, double glazed window and radiator.

## KITCHEN

9'2 x 6'8 (2.79m x 2.03m)  
with a range of base and wall units, laminate work surfaces, sink unit, gas cooker point, two double glazed windows and double glazed door.

## REAR LOBBY

with understairs cupboard.

## CLOAKROOM/W.C.

with w.c. and double glazed window

## LANDING

## BEDROOM 1

13'3 into bay x 9'9 (4.04m into bay x 2.97m)  
with double glazed angle bay window and radiator.

## BEDROOM 2

9'3 x 9'9 (2.82m x 2.97m)  
with double glazed window and radiator.

## BEDROOM 3

6'10 x 5'4 (2.08m x 1.63m)  
with double glazed window and radiator.

## BATHROOM

with a three piece suite, panelled bath, wash hand basin, w.c., splash back tiling and double glazed window.

## EXTERNAL

Outside are easily maintained gardens to the front and rear and 10' vehicular 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 (NB WE HAVE BEEN MADE AWARE THE BOILER IS NOT WORKING).

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 A . (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

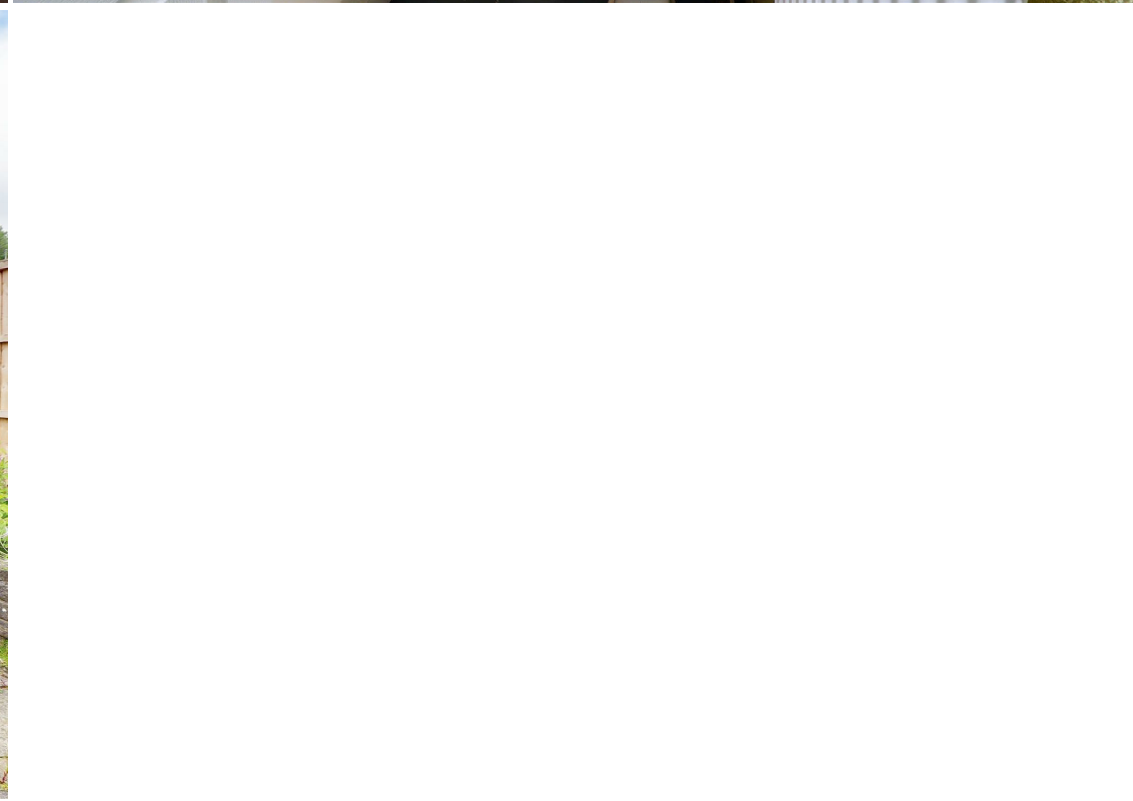
## AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

## TENURE.

We understand that the property is Freehold.

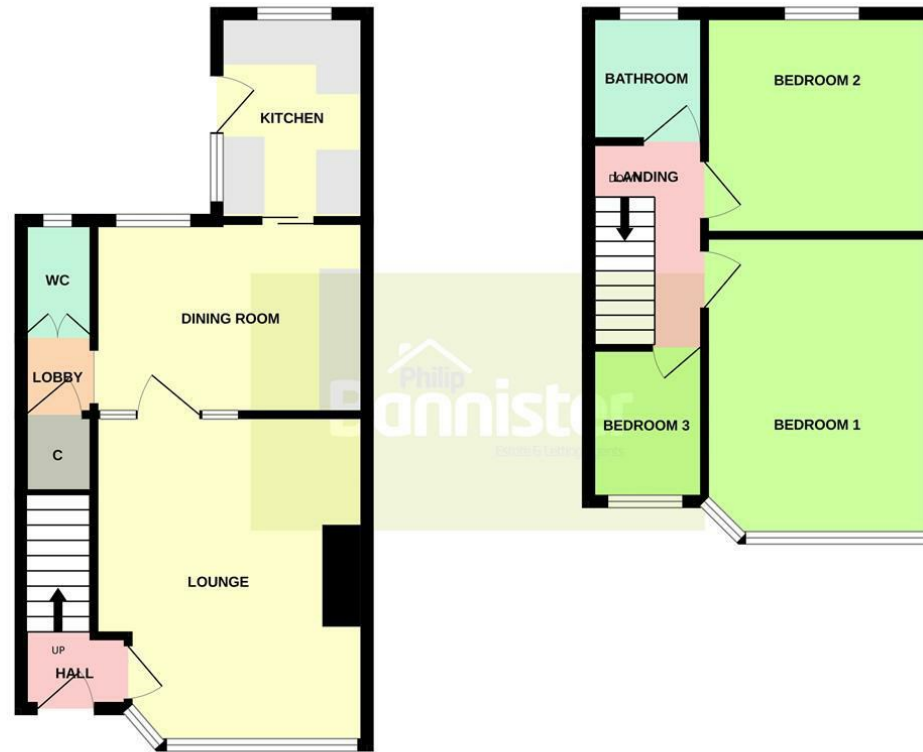






GROUND FLOOR

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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