



Askew Avenue, Hull, HU4 6NN  
£149,950

Philip  
**Bannister**  
Estate & Letting Agents

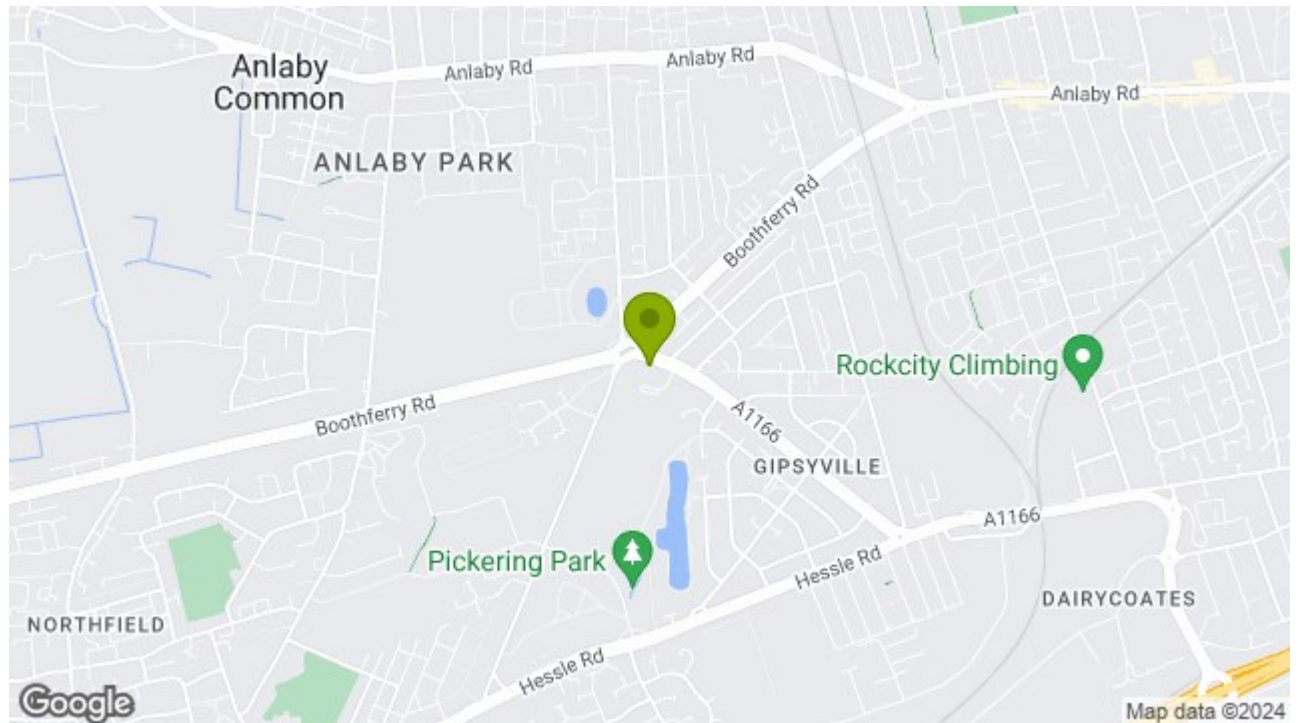
# Askew Avenue, Hull, HU4 6NN

A wonderful property located within a sought after area. Benefitting from open plan living to the ground floor with two reception area and a kitchen. The first floor houses two double bedrooms and a bathroom, the second floor houses a further double bedroom. Act fast.

## Key Features

- 3 Double Bedrooms
- Fantastic Location
- Off-Street Parking
- Stunning Bathroom
- Versatile Accommodation
- South Facing Rear Garden
- EPC =
- Open Plan

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 62                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |





## **GROUND FLOOR;**

### **ENTRANCE HALL**

A pleasant entrance hall with stairs off.

### **LIVING ROOM**

12'6 + bay x 12 (3.81m + bay x 3.66m )

A generous bay fronted living space with laminate wood flooring, a storage cupboard and open to the dining area.

### **DINING AREA**

15 x 9'3 (4.57m x 2.82m )

A versatile a flexible space currently utilised as a dining area with laminate wood flooring and a window to the rear elevation.

### **KITCHEN**

5'7 x 11 (1.70m x 3.35m)

White gloss wall and base units, laminated work surfaces and upstands. Integrated appliances include an Electric Oven, Electric Hob and an Extractor Hood. Further benefitting from a window and door to the side elevation and plumbing for an Automatic Washing Machine.

## **FIRST FLOOR;**

### **BEDROOM 1**

9'7 x 15'4 into bay (2.92m x 4.67m into bay)

A bedroom of double proportions with bay window to the front elevation and dressing area off.

### **DRESSING AREA**

5'6 x 8'5 (1.68m x 2.57m )

With window to the front elevation, open to the bedroom.

### **BEDROOM 2**

9'7 x 7'8 (2.92m x 2.34m )

A further bedroom of double proportions with window to the rear elevation.

### **BATHROOM**

6 x 8'5 (1.83m x 2.57m )

A stunning 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 tiled flooring, partially tiled walls, a heated towel rail and a window to the rear elevation.

## **SECOND FLOOR;**

### **BEDROOM 3**

14'1 x 11'9 (4.29m x 3.58m )

A converted loft to regulations creating a third bedroom with a fixed staircase, eaves storage and a Velux window.

## **EXTERNAL;**

### **FRONT**

With provisions for off-street parking accessed via a drop kerb.

### **REAR**

South facing garden with a raised decking area, shaped lawn, timber fencing and gate.

## **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 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.

## **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.

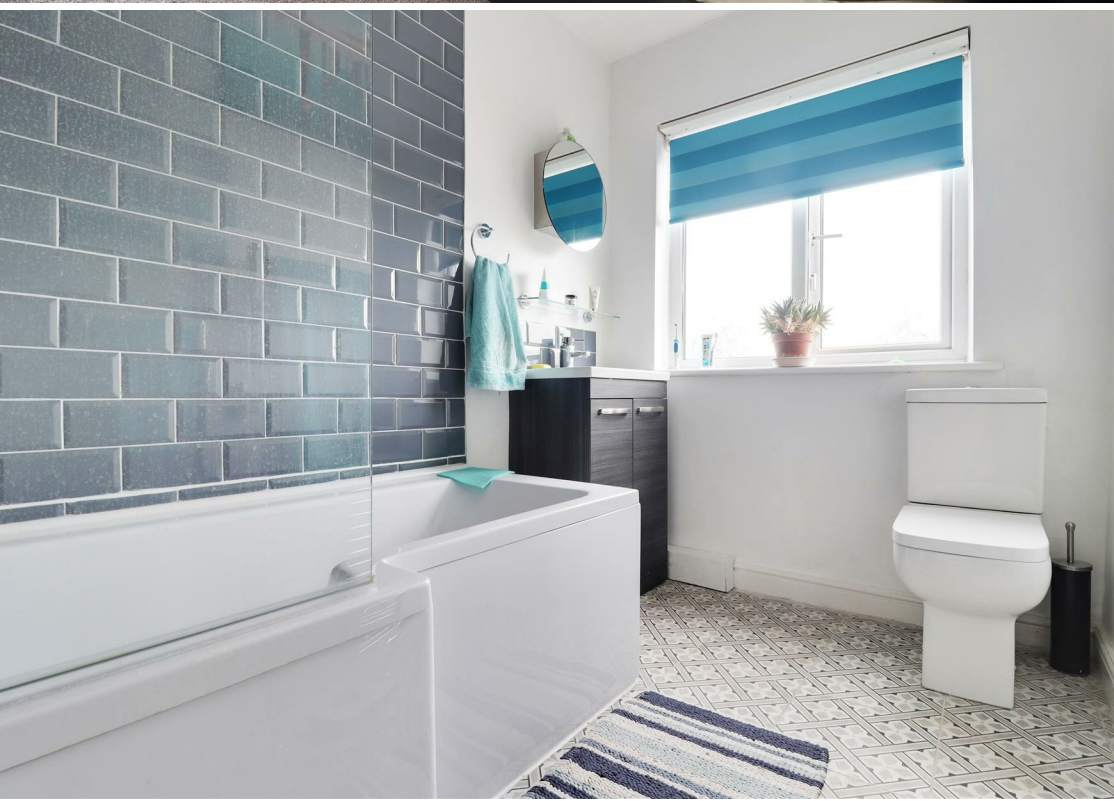
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **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**

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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



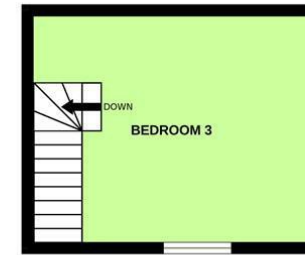
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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