



Wold Road, Hull, HU5 5PU
Offers Over £160,000


**Philip
Bannister**
Estate & Letting Agents

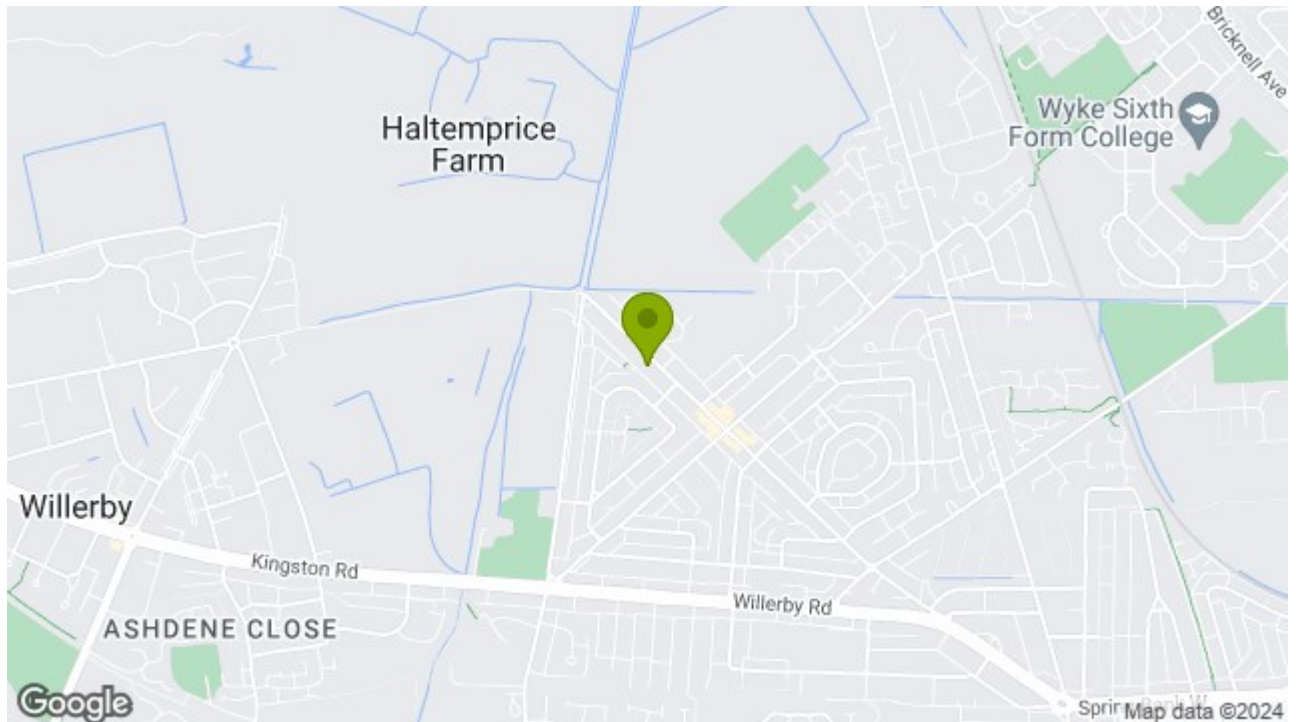
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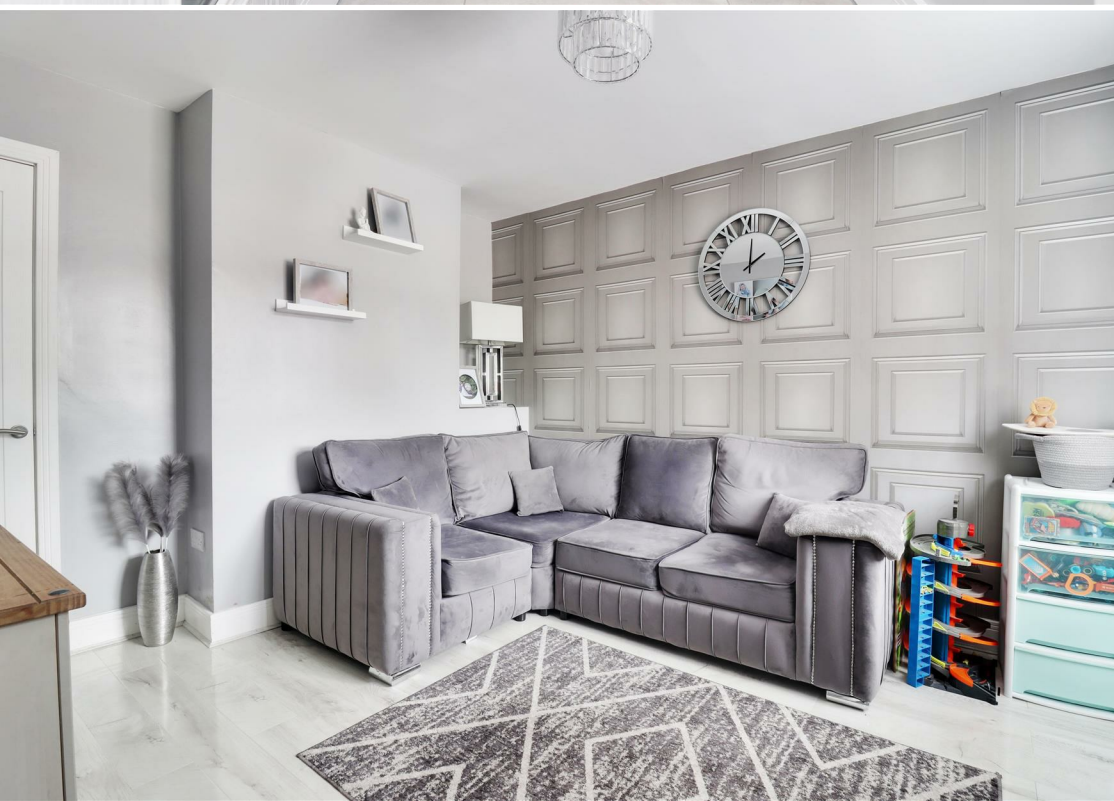
A vastly extended and remodelled family home in an extremely sought-after area. This home has been transformed by its current owners to create a modern and versatile family home. Presented to the highest of standards both internally and externally this property is ready for its next owner. Act fast.

Key Features

- Superbly Presented Home
- Vastly Extended
- 3 Bedrooms
- Fantastic Dining Kitchen
- Landscaped Rear Garden
- Off-Street Parking
- Sought-After Location
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR;

ENTRANCE HALL

A delightful entrance hall with tiled flooring and stairs off.

LIVING ROOM

10'10 x 12'11 (3.30m x 3.94m)

A generous living space with window to the front elevation.

LIVING DINING KITCHEN

17'3 x 11'10 max (5.26m x 3.61m max)

A fabulous living dining kitchen with grey gloss wall and base units, laminated work surfaces with upstands and a breakfast bar. Integrated appliances include a Gas Hob, Electric Oven, Extractor Fan and a Sink Unit. Further benefitting from ample living and dining space, recessed spotlights, a window and French doors to the rear elevation.

UTILITY ROOM

6'9 x 4'1 (2.06m x 1.24m)

A handy addition with grey gloss wall and base units, laminated work surfaces with upstands and plumbing for an Automatic Washing Machine.

FIRST FLOOR;

BEDROOM 1

11'8 max x 13'9 max (3.56m max x 4.19m max)

A bedroom of double proportions with two windows to the front elevation.

BEDROOM 2

8'1 x 9'6 (2.46m x 2.90m)

A further double bedroom with skylight.

BEDROOM 3

7'5 max x 9'6 (2.26m max x 2.90m)

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

BATHROOM

6'7 x 5'7 (2.01m x 1.70m)

A contemporary three piece bathroom suite comprising of a tiled bath with overhead shower, low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a window to the rear elevation.

EXTERNAL;

FRONT

With a gravelled driveway providing off-street parking.

REAR

South Westerly facing garden with Indian sandstone patio area, artificially turfed lawn, fenced borders , storage shed and gate with tenfoot 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.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

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

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.

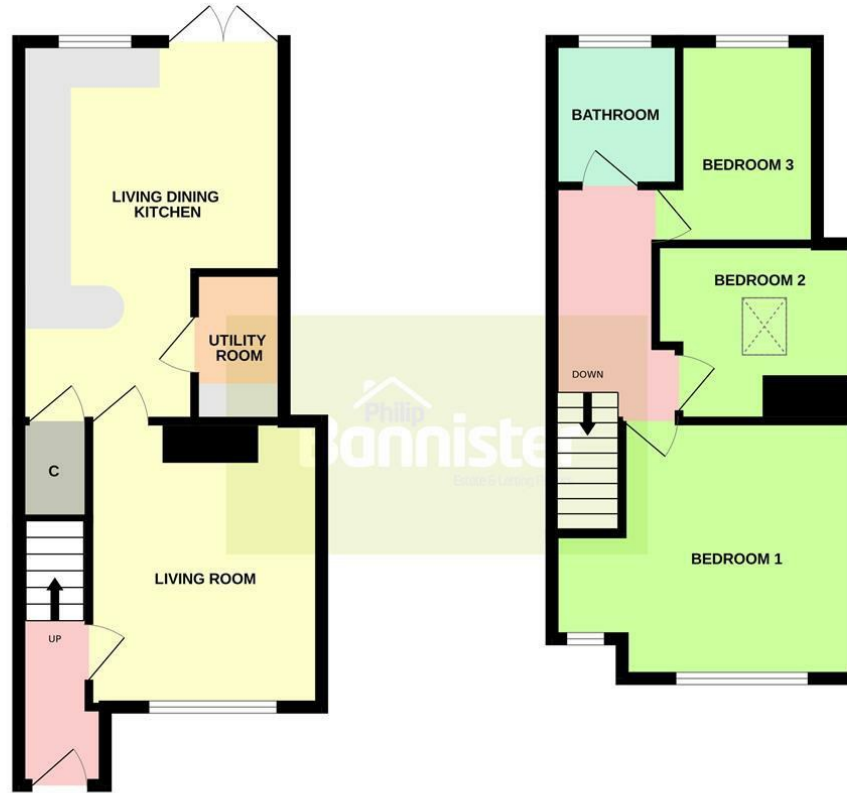
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected

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



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

