



**Etherington Road, Hull, HU6 7JP**  
Offers Over £240,000



Platinum Collection

## Etherington Road, Hull, HU6 7JP

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Located on Etherington Road, Hull, this larger than average semi-detached house is a gem waiting to be discovered. Boasting 2 reception rooms, 3 bedrooms, and 1 bathroom, this property offers ample space for the growing family.

The convenience of this home is within easy access to both Hull city centre and Beverley. The entrance hall welcomes you into a beautifully extended fitted kitchen, and Two Reception Rooms, to the first floor, you'll find 3 good sized bedrooms, bathroom, separate w.c. and a loft area.

Outside, the front and rear gardens offer a tranquil escape with a driveway that leads to a garage. Don't miss the opportunity to make this house your home. Book a viewing today to avoid any disappointment.



# Etherington Road, Hull, HU6 7JP

## Key Features

- Larger Than Average Semi Detached home
- Early Viewing Is A Must, Entrance Hall, 2 Reception Rooms
- Extended Kitchen, 3 Bedrooms, Loft Area
- Separate Bathroom and w.c. Gardens Front and Rear
- Driveway, Garage. Call us Today to view asap



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>53</b>
(39-54) <b>E</b>	
(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

Beverley High Road is located some 2 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 a double glazed entrance door, laminate flooring, understairs cupboard and stairs to the first floor.

## LOUNGE

15'1 into bay x 13'6 (4.60m into bay x 4.11m) with angle bay window to the front elevation, feature fireplace, fire, wood flooring and picture rail.

## SEPARATE SITTING ROOM

18' into bay x 12' (5.49m into bay x 3.66m) with angle bay to the rear elevation with door leading out to the rear garden, feature fireplace and gas fire.

## EXTENDED FITTED KITCHEN

21'4 x 8'7 (6.50m x 2.62m) with a range of base and wall units, drawers, enamel sink, wooden effect work surfaces, gas cooker point, extractor hood, plumbing for automatic washing machine, splash back tiling, 3 x double glazed windows to the rear and side elevations and double glazed door.

## LANDING

with double glazed window and fixed staircase to the loft area.

## BEDROOM 1

14'11 x 11'10 (4.55m x 3.61m) with double glazed window to the rear elevation

## BEDROOM 2

10'7 x 11'10 from front of wardrobes (3.23m x 3.61m from front of wardrobes) with double glazed window to the front elevation, laminate flooring and built in wardrobes.

## BEDROOM 3

8'2 x 7'8 max measurements (2.49m x 2.34m max measurements) with double glazed window to the front elevation, and built in wardrobe.

## BATHROOM

7'4 x 7'7 (2.24m x 2.31m) with a three piece white suite, comprising panelled bath, shower in cubicle wash hand basin, fully tiled to walls, airing cupboard and double glazed window to the rear elevation

## SEPARATE W.C.

with w.c. and double glazed window to the side elevation

## LOFT AREA

12'10 x 12'11 (3.91m x 3.94m) with velux window to the rear elevation and storage to eaves.

## EXTERNAL

Outside are gardens to the front and rear, the rear is mainly laid to lawn with flower and shrub borders, two patio areas and fencing forming boundary with gate/ A side driveway with double gates leads to a garage with up and over door and light and power points.

## 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 some replacement PVC double glazed frames and 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 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 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

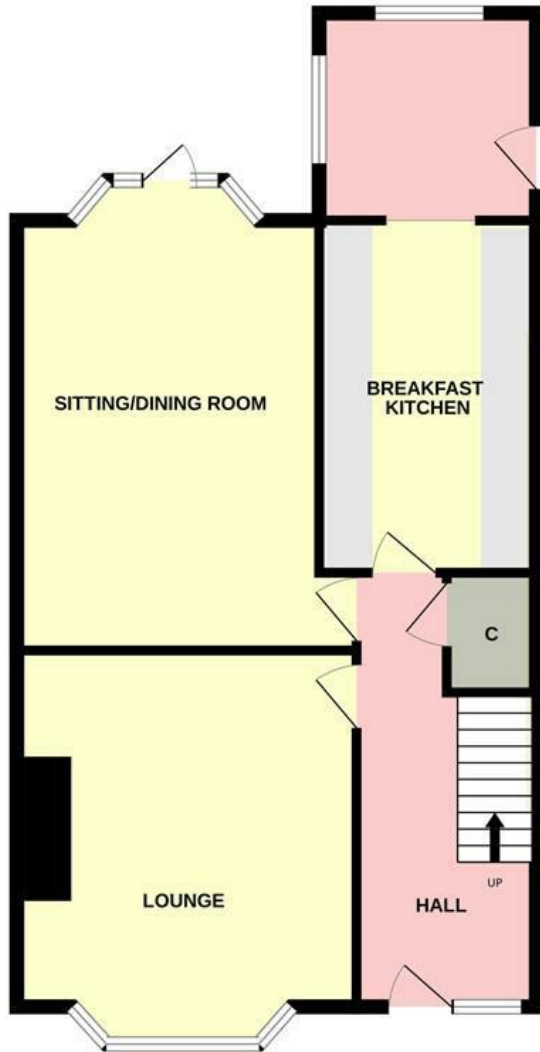
We understand that the property is Freehold.







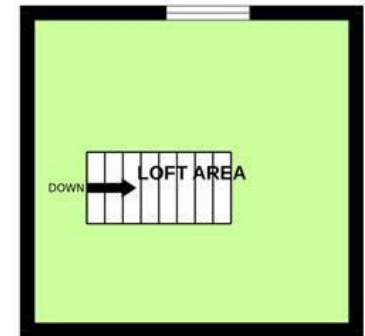
GROUND FLOOR



1ST FLOOR



2ND FLOOR







**Philip**  
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Estate & Letting Agents

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