



Malham Avenue, Hull, HU4 6AR

Asking Price £265,000





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Platinum Collection

## Malham Avenue, Hull, HU4 6AR

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Welcome to Malham Avenue, Hull - a charming semi-detached house that could be your next dream home! Situated in an excellent location, this home is conveniently close to good schools and amenities,

The property briefly comprising entrance hall, spacious lounge, large dining room, fitted kitchen and sun room to the ground floor, there are three good bedrooms, separate W.C and family bathroom suite to the first floor with fixed stairway leading to the loft area.

Externally to the front of the property there is a low maintenance garden with private side driveway to accommodate off-street parking for multiple cars and leading to the garage. To the rear, there is a large garden which is mainly laid to lawn with well stocked borders and benefitting from a green house and raised patio seating area with a potting shed, and useful summerhouse.

Don't miss out on the opportunity to make this house your own - early viewing is a must! Book your viewing today and step into the potential of what could be your new forever home.





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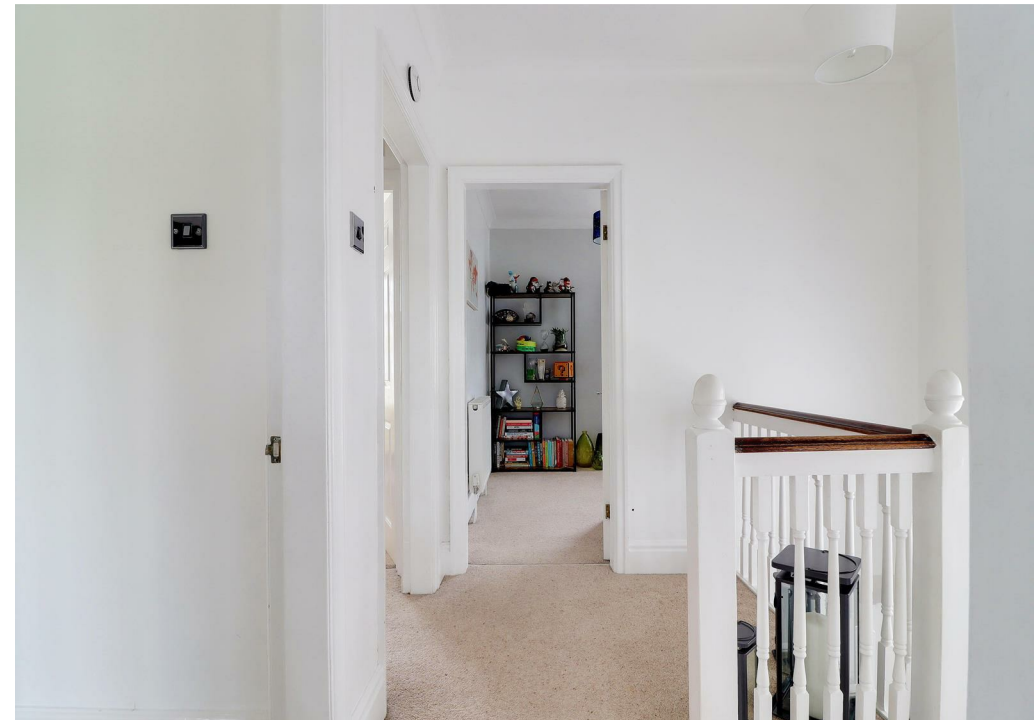




# Malham Avenue, Hull, HU4 6AR

## Key Features

- Perfect For The Growing Family
- A traditional extended Semi Detached Home
- A Credit to the Current Owner
- Two Reception Rooms, Extended Kitchen with Sun Room
- Three bedrooms, Loft Area, Bathroom, Separate w.c.
- Ample Off Road Parking & Garage
- Early Viewing Is A Must
- EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## **ANLABY HIGH ROAD**

Ideally located off Anlaby High Road close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## **ENTRANCE HALL**

With double glazed entrance door, laminate flooring, a uPVC double glazed window to the side aspect, radiator and the stairs to the 1st floor

## **LOUNGE**

15'7 x 13'4 (4.75m x 4.06m)  
with double glazed square bay window to the front aspect, stunning fireplace with log burner in situ, and radiator

## **DINING ROOM**

18'8 x 11'3 (5.69m x 3.43m)  
with uPVC double glazed French doors opening to the rear garden, a focal fireplace with inset flame effect gas fire and radiator.

## **EXTENDED KITCHEN**

16'1 x 7'10 (4.90m x 2.39m)  
This spacious kitchen has a range of base and wall units with contrasting solid wood work surfaces, brick effect tile splash backs, a built in Neff double oven and grill, Neff induction hob and extractor, Belfast sink with mixer tap and plumbing for an automatic washing machine and dishwasher., tiled floor, storage cupboard with radiator, and uPVC double glazed window to the side aspect.

## **SUN ROOM**

9'4 x 7'6 (2.84m x 2.29m)  
with uPVC double glazed windows and roof, French doors leading out to the rear garden and tiled floor.

## **LANDING**

With uPVC double glazed window to the side aspect, the stairs to the 2nd floor.

## **BEDROOM 1**

11'5 x 12'4 (3.48m x 3.76m)  
with double glazed square bay window to the front elevation and radiator.

## **BEDROOM 2**

11'7 x 12'6 (3.53m x 3.81m)  
With a range of fitted slide robes offering ample storage, radiator and double glazed window to the rear aspect.

## **BEDROOM 3**

7'10 x 8'4 (2.39m x 2.54m)  
with double glazed bow window to the side aspect, and radiator.

## **BATHROOM**

7'11 x 5'11 (2.41m x 1.80m)  
with a two piece white suite comprising shaped panelled bath with mixer shower, a vanity wash hand basin with mixer tap, and tiled floor and walls, double glazed window, heated towel radiator and underfloor heating.

## **SEPARATE W.C.**

With wc and double glazed window

## **LOFT AREA**

13'10 x 11'10 (4.22m x 3.61m)  
With fixed stairway, two Velux windows, fire door and storage in the eaves.

## **EXTERNAL**

To the front of the house there is ample off road parking for several vehicles, low level brick wall boundary and the driveway leads to the detached

garage.

To the rear is a mainly laid to lawn garden of good proportion, with well stocked borders with mature plants and flower/shrubs, a raised patio, and a summerhouse to enjoy the evenings, a greenhouse and potting shed will please the gardeners, and the garden has high level timber fence boundaries which offer a degree of privacy.

## **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.

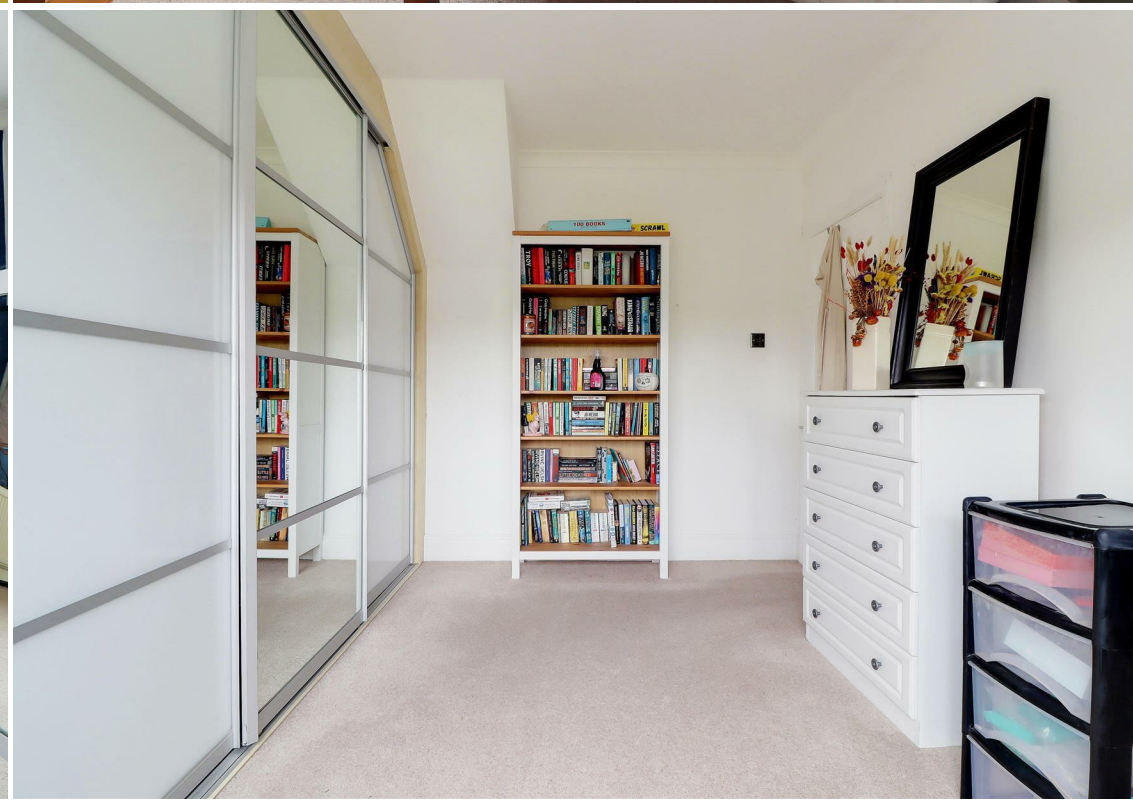
**VIEWING** - Strictly by appointment with the sole agents.

**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 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.



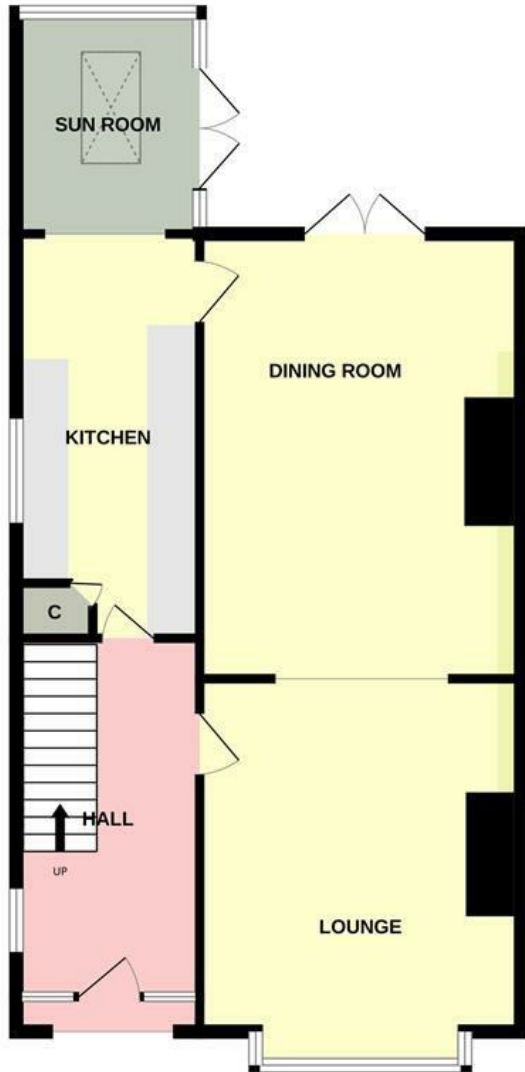




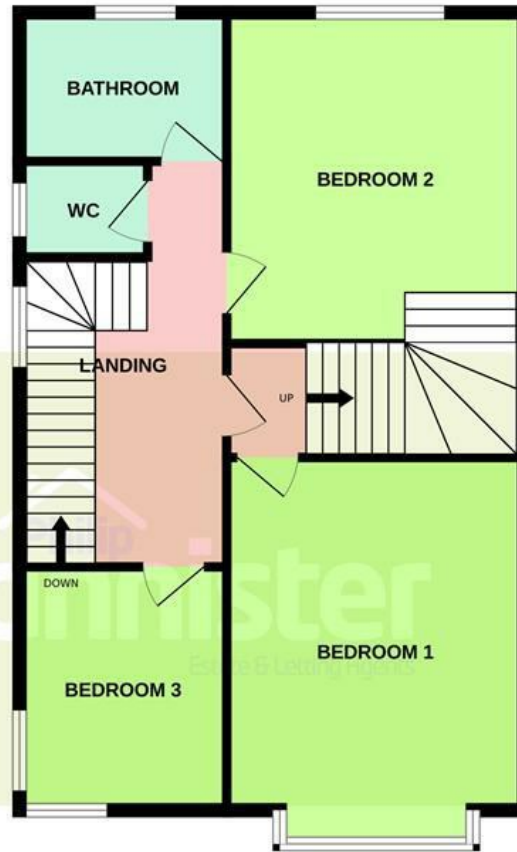




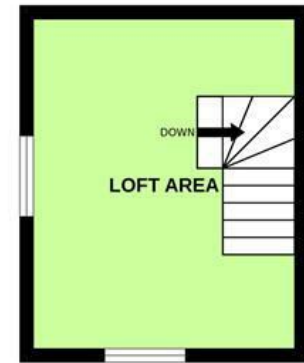
GROUND FLOOR



1ST FLOOR



2ND FLOOR











**Philip**  
**Bannister**  
Estate & Letting Agents

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