



Fuchsia Drive, Hull, HU4 6US
Asking Price £179,950

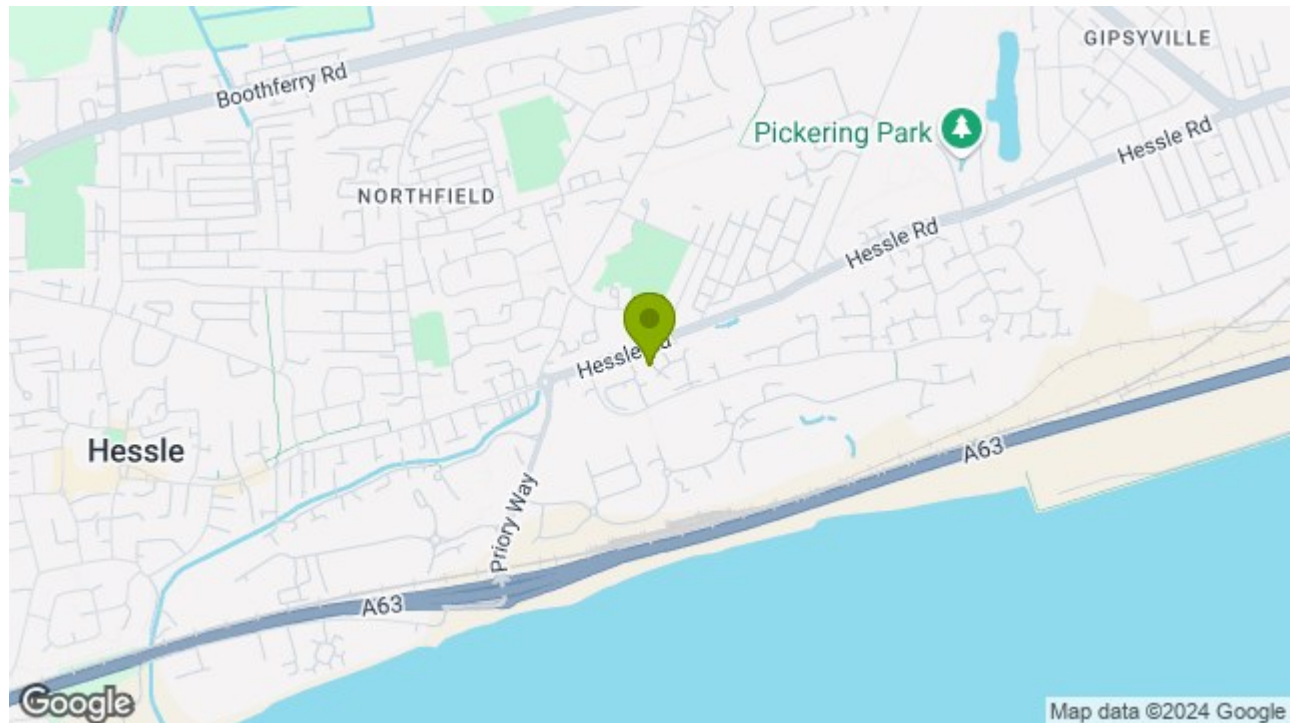
Fuchsia Drive, Hull, HU4 6US

A delightful three bedroom family home ideally located within the ever popular 'Summergroves Way' development, close to good road links and local amenities. This well presented property is perfect for the growing family, situated in a cul-de-sac location a short distance away from a play park. The accommodation briefly comprises of an Entrance Hall, Living Room and Dining Kitchen to the ground floor, 2 Double Bedrooms, a Single Bedroom and a Family Bathroom to the first floor. Early viewing is essential to avoid disappointment.

Key Features

- Sought After Location
- Semi Detached Family Home
- 3 Bedrooms
- Modern Bathroom
- Well Presented Rear Garden
- Ample Off-Street Parking
- EPC - C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





Hessle High Road - Description

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation

LOUNGE

10'10 x 15'11 (3.30m x 4.85m)

A generous living room with feature fire place housing gas fire, window to the front elevation and storage cupboard off.

DINING KITCHEN

14'2 x 8'4 (4.32m x 2.54m)

A well equipped fitted kitchen with beech fronted wall and base units with contrasting granite effect work surfaces. Integrated appliances include Electric Oven, Gas Hob and an Extractor Hood. Further benefitting from a tiled splashback, window to the rear elevation and space for a Fridge/Freezer. There is ample dining space which has French doors leading to the rear garden.

LANDING

BEDROOM 1

11'2 x 7'6 (3.40m x 2.29m)

A bedroom of double proportions with radiator and window to the front elevation.

BEDROOM 2

13'11 x 7'6 (4.24m x 2.29m)

A further bedroom of double proportions with fitted wardrobes, a radiator and a window to the rear elevation.

BEDROOM 3

6'8 x 8'5 (2.03m x 2.57m)

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

BATHROOM

A modern bathroom with a three piece suite comprising of a panelled bath with overhead electric shower, low flush WC and a pedestal sink unit. Further benefitting from Tiled walls, heated towel rail, fitted medicine cabinet and a window to the front elevation.

EXTERNAL

Outside to the front of the property is a lawn and a side drive providing ample off-street parking. To the rear is a private garden with brick-set patio area, turfed lawn, fenced borders and a garden shed.

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 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.

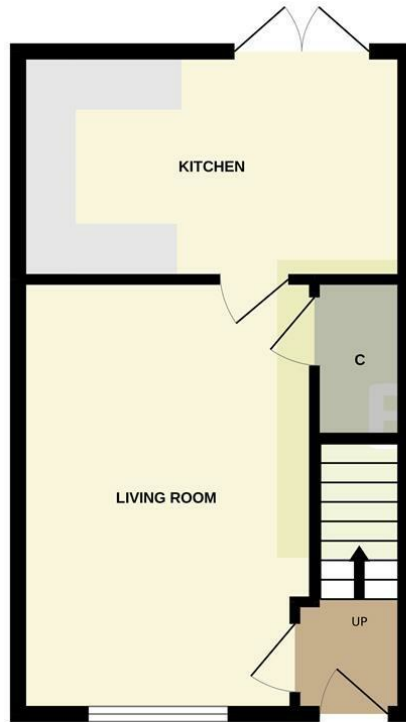
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

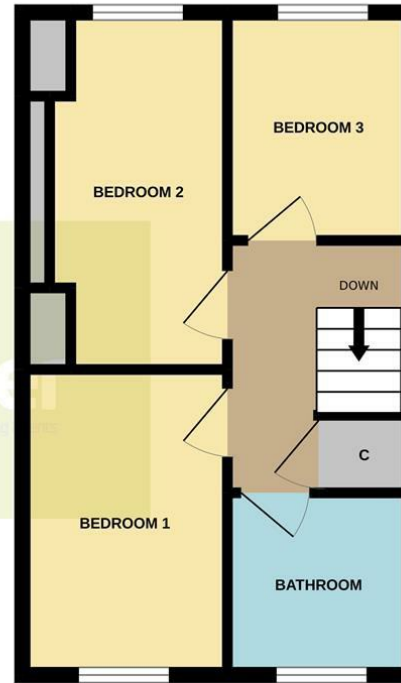
We understand that the property is Freehold.



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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