



Pickering Road, Hull, HU4 6TB  
Offers Over £150,000

  
**Philip  
Bannister**  
Estate & Letting Agents

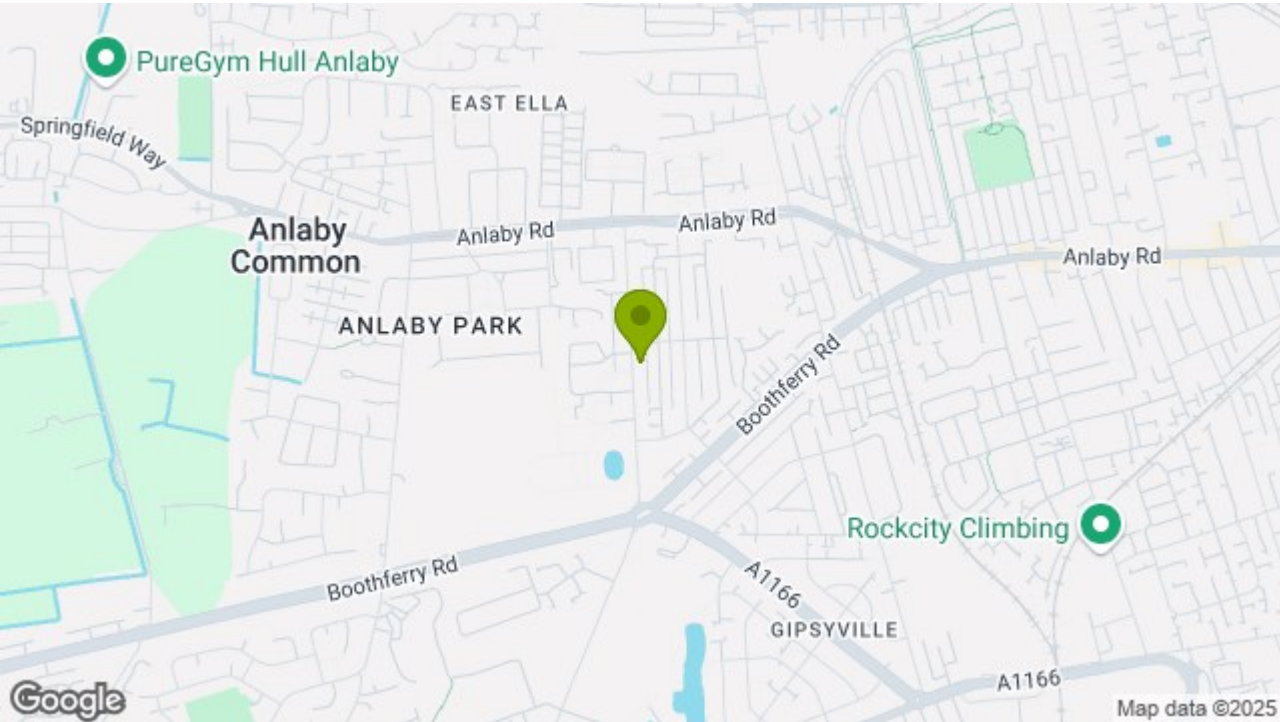
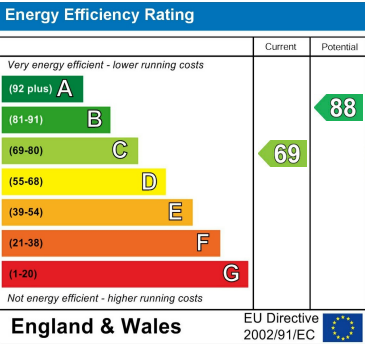


# Pickering Road, Hull, HU4 6TB

This delightful 3 bedroom family home is located within a highly desirable location. Immaculately presented throughout this home eagerly anticipates it's new owners. With spacious accommodation and generous bedrooms this property is ideal for the first time buyer. Act fast to avoid disappointment.

## Key Features

- Desirable Location
- Traditional Family Home
- Immaculately Presented
- 2 Reception Rooms
- Garage
- Spacious Throughout
- Low Maintenance Rear Garden
- EPC = C









## **GROUND FLOOR;**

### **ENTRANCE HALL**

### **DINING ROOM**

A generous and flexible reception space with feature log burning stove and sliding patio doors to the rear.

### **LIVING ROOM**

A bay fronted living room with a feature fireplace housing a gas fire and double doors leading to the Dining Room.

### **KITCHEN**

With shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Fridge/Freezer, Electric Double Oven, Electric Hob and an Extractor. Further benefitting from from plumbing for an automatic washing machine, windows to the side and rear elevations and a door to the rear.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with fitted wardrobes and a bay window to the front elevation.

### **BEDROOM 2**

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

### **BEDROOM 3**

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

### **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 walls, a radiator and a window to the rear elevation.

## **EXTERNAL;**

### **FRONT**

A walled forecourt with wrought iron gate.

### **REAR**

Loa maintenance rear garden with artificially turfed lawn, block paved patio area and access to the Garage.

## **GARAGE**

Accessed via the garden or via the gated tenfoot with light and power supply.

## **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 B (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**

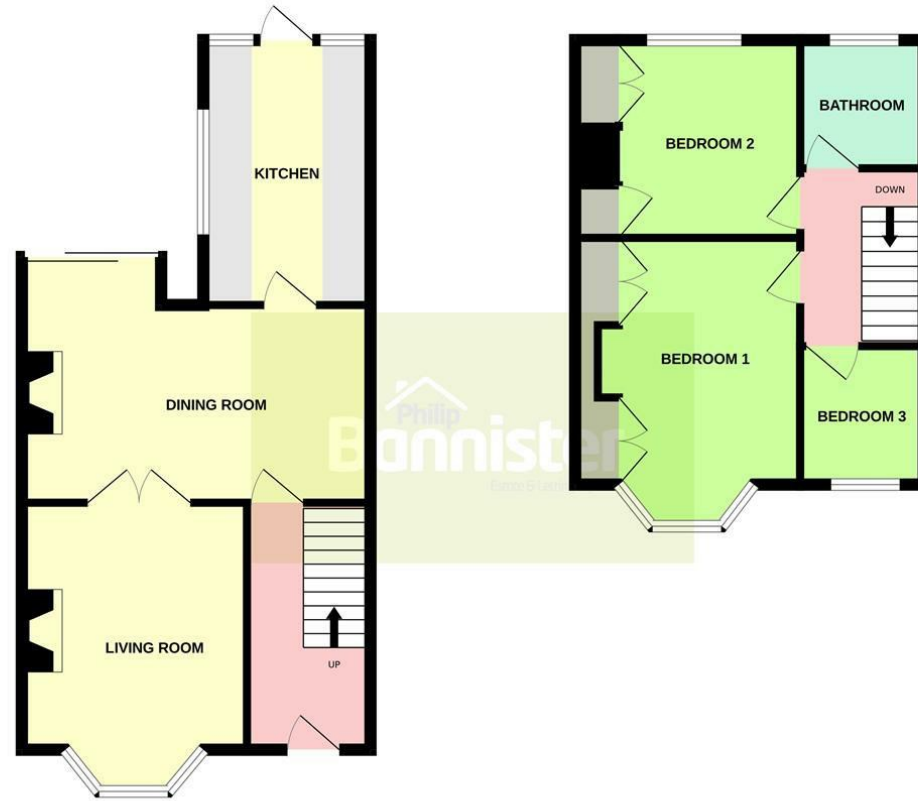
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GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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