



Ulverston Road, Hull, HU4 7HN
Offers Over £200,000


**Philip
Bannister**
Estate & Letting Agents

Ulverston Road, Hull, HU4 7HN

Key Features

- Amazing 4 Bed Family Home
- Conveniently Located to Local Amenities
- Credit To Its Current Owners
- Entrance Hall, Through Lounge, Kitchen
- 4 Bedrooms over Two floors, Shower Room
- Gardens To Three Sides, Drive and Garage
- Early Viewing Is Essential
- EPC - D

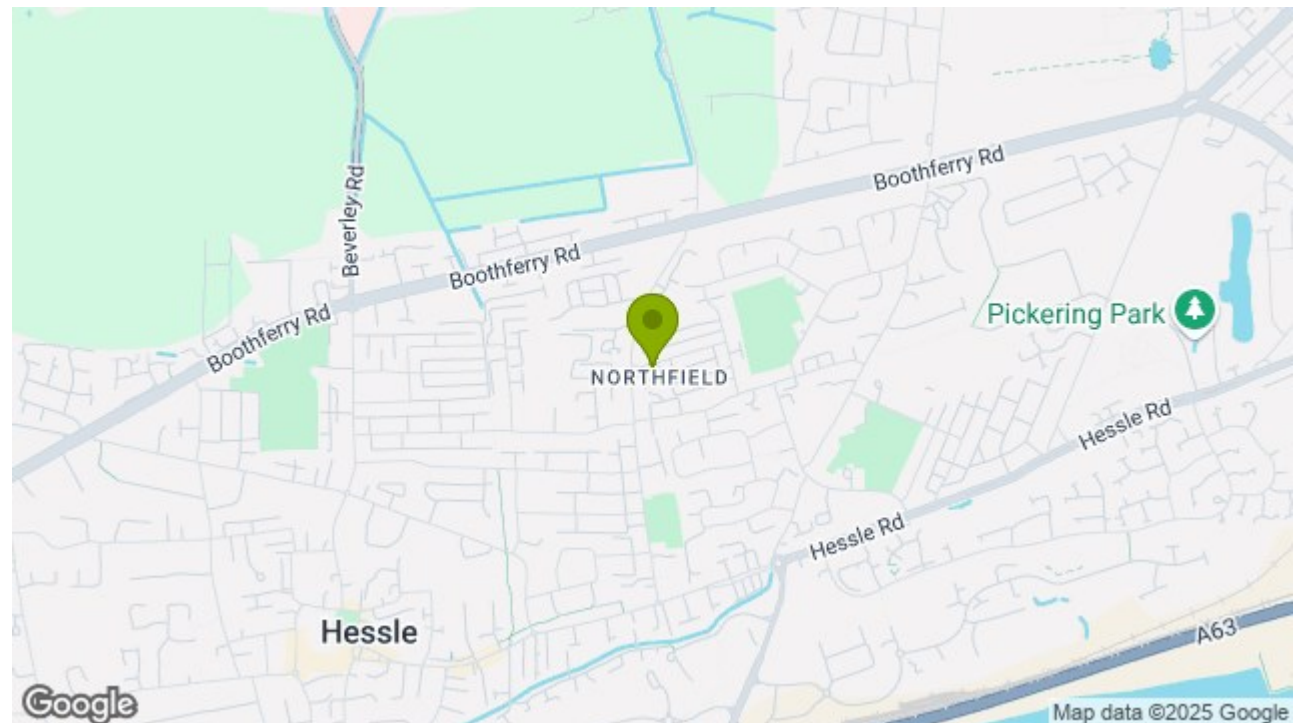
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated on Ulverston Road in Hull, this charming four-bedroom end-terrace house offers a delightful blend of space and comfort, making it an ideal family home. On the ground floor the property boasts an inviting entrance hall that leads into a spacious lounge and dining area, and, an extended fitted kitchen.

On the first floor, there is a large landing, with an area which is currently used as an office area, two generously sized double bedrooms, and a modern shower room. , To the second floor are two additional bedrooms, providing enough space for the growing family.

One of the standout features of this property is its large corner plot, which allows for gardens on three sides, offering plenty of outdoor space, additionally there is a rear drive and garage, adding to the practicality of this lovely home.

This property is a credit to its current owners, who have maintained it with care and attention. With its excellent location and spacious layout, this end-terrace house is not to be missed, call today to book your viewing.





HESSLE

The property is situated off Mollison Road off First Lane in Hessle. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, laminate flooring, understairs cupboard and stairs to the first floor.

THROUGH LOUNGE INCORPORATING DINING AREA

25'10 x 10'11 widening to 9'1 (7.87m x 3.33m widening to 2.77m)

with double glazed angle bay window to the front elevation and a further double glazed window to the rear elevation.

FITTED KITCHEN

14'2 x 7'7 (4.32m x 2.31m)

with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, built microwave, built in fridge/freezer, extractor hood, plumbing for automatic washing machine, wood flooring, and double glazed french doors leading out to the rear garden.

FIRST FLOOR

LANDING

with double glazed window to the front elevation and an area which can be used as an office space.

BEDROOM 1

13'9 into bay x 9'9 from front of wardrobes (4.19m into bay x 2.97m from front of wardrobes) with a double glazed angle bay window to the front elevation and a range of built in wardrobes.

BEDROOM 2

11'5 x 10'9 (3.48m x 3.28m)

with a double glazed window to the rear elevation.

SHOWER ROOM

6'4 x 5'7 (1.93m x 1.70m)

with a three piece white suite, comprising walk in shower, wash hand basin, w.c., tiled floor with under floor heating, fully tiled to walls, inset lights and double glazed window to the rear elevation.

SECOND FLOOR

BEDROOM 3

19'2 x 8' (5.84m x 2.44m)

with a double glazed window to the rear elevation.

BEDROOM 4

10'4 x 8 (3.15m x 2.44m)

with a double glazed window to the rear elevation.

EXTERNAL

Outside the property is situated on a corner plot offer gardens to three sides and a rear driveway 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

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 . (East Riding Of Yorkshire 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 NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

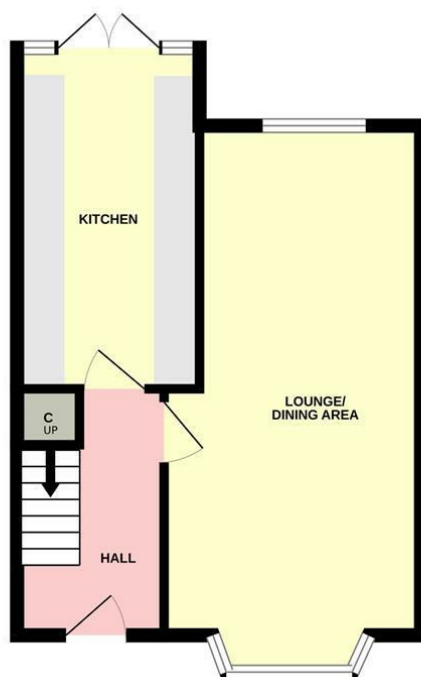
agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £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.



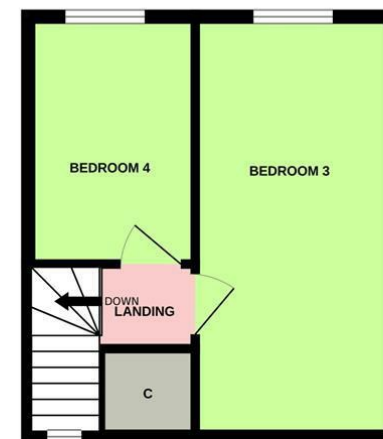
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2025

