



Belgrave Drive, Hull, HU4 6DR  
Offers Over £214,950

  
**Philip  
Bannister**  
Estate & Letting Agents

# Belgrave Drive, Hull, HU4 6DR

## Key Features

- VIDEO TOUR - See Link Below
- Ready to move into, with No Chain Involved
- Three Spacious Bedrooms, Two Reception Rooms
- Brand-New Modern Fitted Kitchen with new appliances.
- Brand New Modern Bathroom Suite
- Gardens front & Rear, Driveway and additional Parking to The Rear
- Early Viewing Is A Must
- EPC - D
- Fully Re-furbished Semi Detached Home

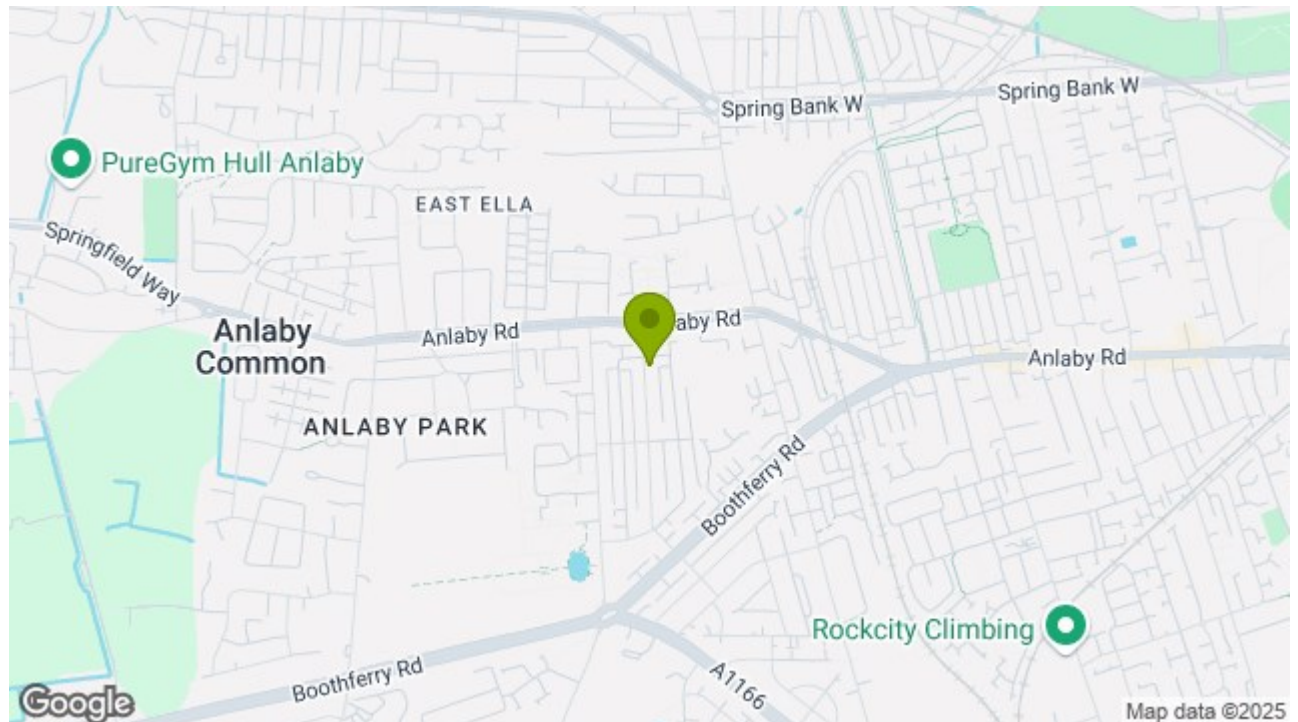
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated in the sought-after area of Anlaby High Road, this beautifully ready to move into, refurbished semi-detached house on Belgrave Drive offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The fitted kitchen is both stylish and functional, providing ample space for culinary creations. The first-floor landing leads to the three bedrooms, and a well-appointed bathroom completes the upper level.

The property boasts a front garden (offering additional Parking) and good sized rear garden, providing a delightful outdoor space for relaxation or play. Additionally, a side driveway a valuable feature in this popular location.

Situated close to excellent schools, this home is perfect for families looking to settle in a community-oriented area. With no chain involved, this property is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the high standard of refurbishment and the potential this lovely home has to offer. Don't miss out on the opportunity to secure this charming residence in a desirable neighbourhood.





## **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.

## **GROUND FLOOR**

### **ENTRANCE HALL**

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

### **LOUNGE**

13'11 into bay x 16'4 (4.24m into bay x 4.98m) with a double glazed angle bay window to the front elevation and an additional feature porthole window, inset lights, and feature fireplace with gas fire.

### **SEPARATE SITTING ROOM/DINING ROOM**

13' x 10'3 (3.96m x 3.12m) with inset lights and double glazed windows and door to the rear elevation.

### **FITTED KITCHEN**

14'5 x 5'8 (4.39m x 1.73m) with a range of high gloss base and wall units, work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, boiler, vinyl floor covering inset lights, double glazed door and double glazed window to the rear elevation

### **LANDING**

with double glazed window to the side elevation.

### **BEDROOM 1**

15'3 into bay x 10'2 (4.65m into bay x 3.10m) with double glazed angle bay window to the front elevation and inset lights.

### **BEDROOM 2**

10'11 x 10'2 (3.33m x 3.10m) with double glazed window to the rear elevation and inset lights.

### **BEDROOM 3**

11' max measurement x 6'2 (3.35m max measurement x 1.88m) with double glazed window to the front elevation and inset lights.

### **BATHROOM**

with a three piece white suite, comprising panelled bath with with glazed shower screen, wash hnd basin with vanity unit beneath, w.c., vinyl floor covering and double glazed

### **EXTERNAL**

Outside to the front of the property is a pebbled garden offering additional parking to the side driveway. To the rear is a lovely pleasant lawned garden with patio area, fencing forming boundary and double gates

### **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.

### **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



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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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