



Hooper Close, Hull, HU6 9FG  
Offers Over £160,000

  
**Philip  
Bannister**  
Estate & Letting Agents



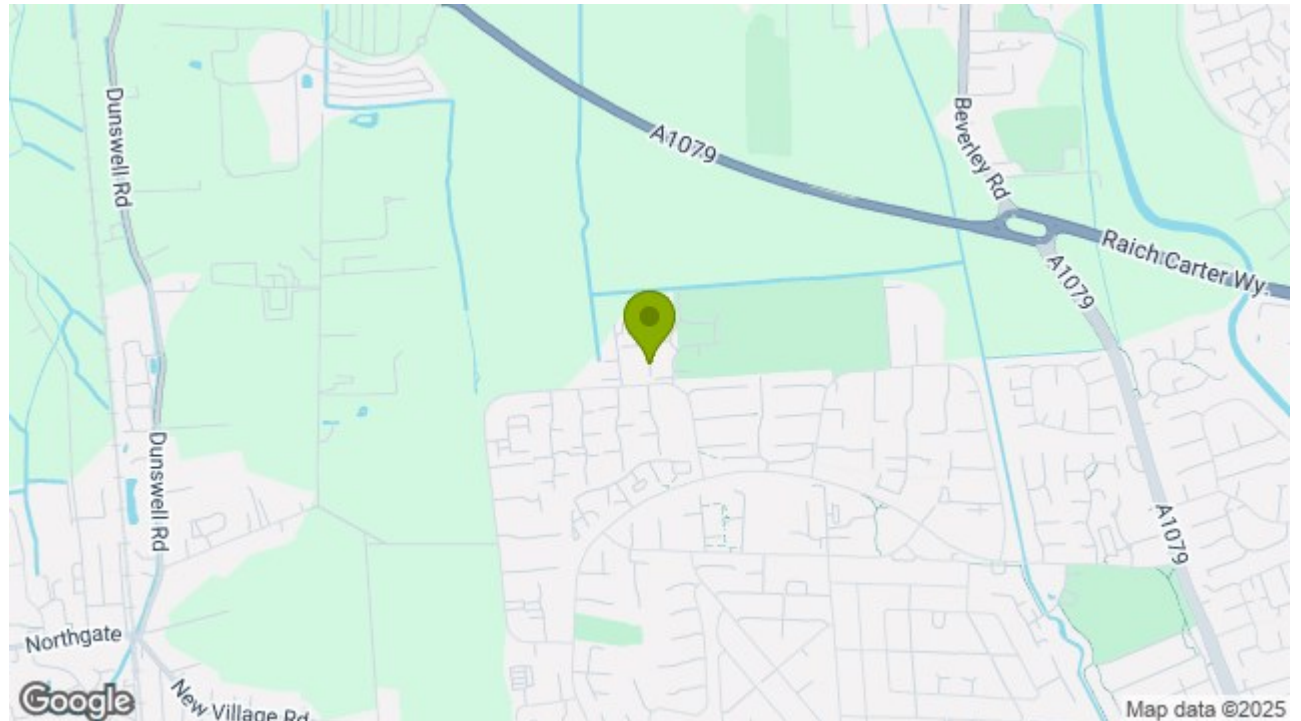
# Hooper Close, Hull, HU6 9FG

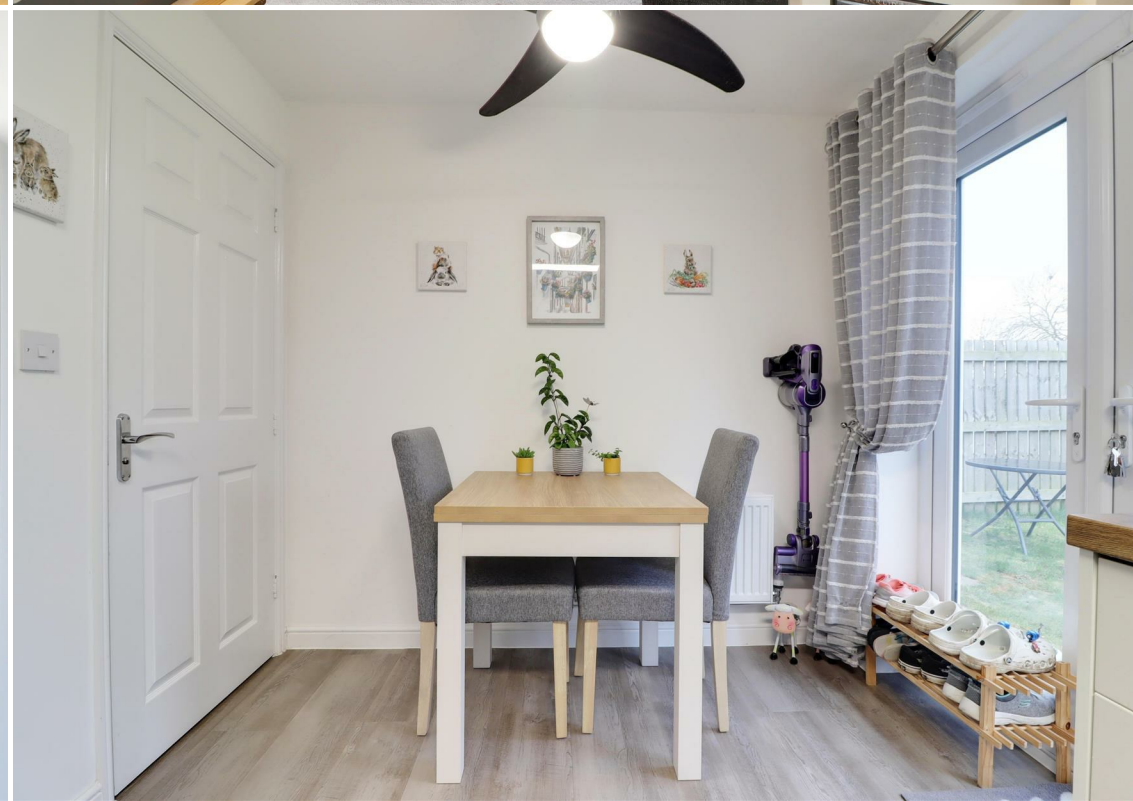
Situated on Hooper Close off Bromby Grove, Hull, this delightful Semi Detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Upon entering, you are greeted by a welcoming entrance hall that leads to a lounge and a Dining kitchen which offers ample space entertaining, also to the ground floor is a cloakroom/w.c.. This property has three good sized bedrooms to the first floor and a family bathroom. Outside the property has gardens to the front and rear a driveway and a garage. The property needs to be viewed early to avoid any disappointment

## Key Features

- An Excellent Three bedroom Semi Detached House
- Convenient Cul De Sac Location
- Entrance Hall, Lounge, Dining Kitchen
- Cloakroom/w.c., Landing, Three Bedrooms
- Bathroom, Gardens Front & Rear, Drive & Garage
- Early Viewing is a Must
- EPC - B, Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	







## BEVERLEY HIGH ROAD

The property is situated on Hooper Close off Hall Road off Beverley High Road is located some 2 miles to the North of the City Centre, close to local shops, public transport, University & all local amenities. Kingswood Retail Park, Tesco & Asda supermarkets are within a short driving distance. Access to Hull City Centre, Beverley & the A63/M62 motorway link are all within easy reach.

## GROUND FLOOR

### ENTRANCE HALL

with a double glazed entrance door, window to side elevation and stairs to the first floor.

### LOUNGE

15' x 9'1 max measurements (4.57m x 2.77m max measurements)  
with double glazed window to the front elevation.

### DINING KITCHEN

7'8 x 13'5 (2.34m x 4.09m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, boiler, splash back tiling, Karndean flooring, double glazed window to the rear elevation and double glazed french doors leading out to the rear garden

### CLOAKROOM/W.C.

with a two piece white suite, comprising wash hand basin, w.c. and Karndean flooring.

## FIRST FLOOR

### LANDING

with access to roof void.

## BEDROOM 1

16'10 x 9'3 (5.13m x 2.82m)  
with two double glazed windows to the front and rear elevation.

## BEDROOM 2

10'11 max measurements x 13'6 (3.33m max measurements x 4.11m)  
with double glazed window to the front elevation.

## BEDROOM 3

11'8 x 6'9 (3.56m x 2.06m)  
with double glazed window to the rear elevation.

## BATHROOM

6'1 x 6'4 (1.85m x 1.93m)  
with three piece white suite, comprising, panelled bath with shower over and glazed shower screen, wash hand basin, w.c., half tiled, vinyl floor covering and double glazed window to the rear elevation

## OUTSIDE

Outside to the front of the property is an open plan lawn garden with driveway leading to a garage. To the rear is a larger than average lawn garden with patio area and fencing forming boundary and gate.

## 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.

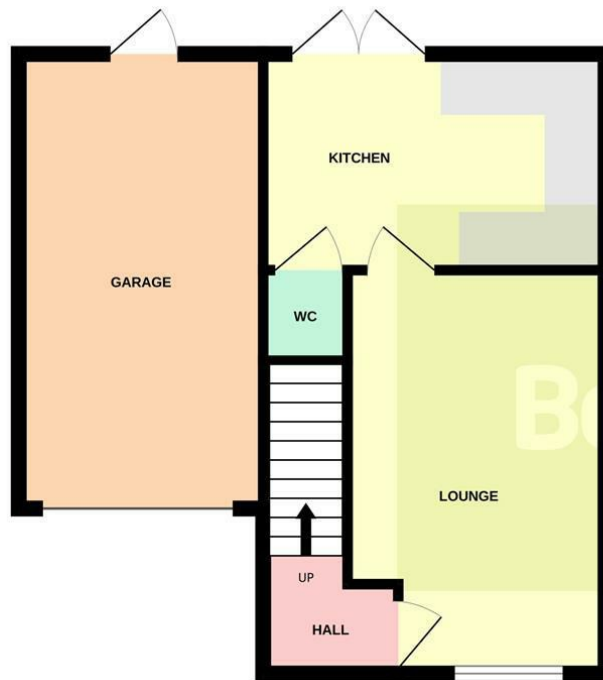
We understand that the property is Freehold.







GROUND FLOOR



1ST FLOOR



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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