



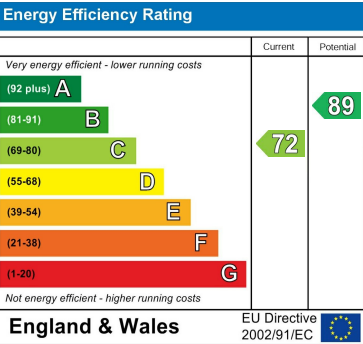
Sable Close, Hull, HU4 6UN
Offers Over £125,000


**Philip
Bannister**
Estate & Letting Agents

Sable Close, Hull, HU4 6UN

Key Features

- 75% Ownership
- Semi-Detached Bungalow
- Highly Desirable Location
- 2 Reception Rooms
- Larger Than Average Plot
- Allocated Parking
- No Onward Chain
- EPC =



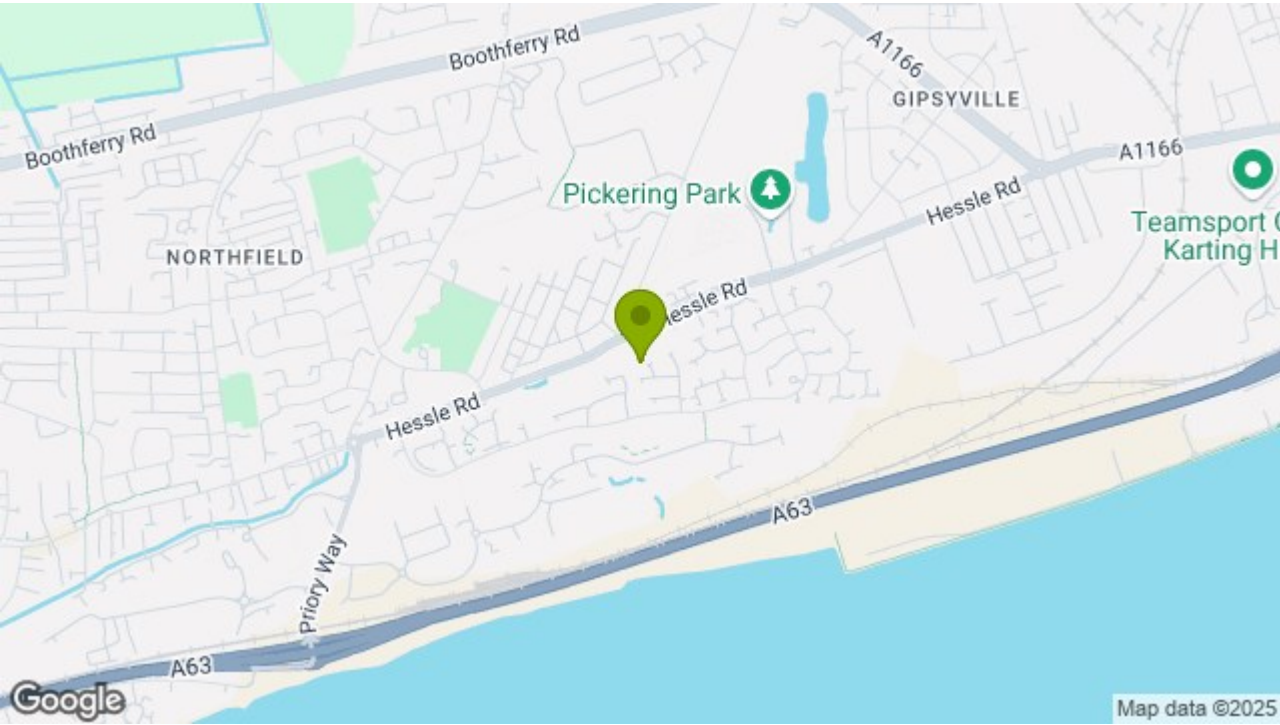
75% OWNERSHIP

Nestled in the desirable Sable Close area of Hull, this well-presented semi-detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient living space.

The bungalow features two inviting bedrooms, perfect for relaxation or accommodating guests. The living room provides a warm and welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home. A notable highlight of this property is the charming conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the garden views throughout the seasons.

The larger than average garden is a true gem, providing ample outdoor space for gardening enthusiasts. Additionally, the property includes parking for one vehicle, ensuring convenience for residents and visitors alike.

With no onward chain, this bungalow is ready for you to move in and make it your own. Its sought-after location, combined with the appealing features and spacious layout, makes this property a must-see. Don't miss the chance to secure this delightful home in Hull.





ACCOMMODATION;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

13'11 x 9'6 (4.24m x 2.90m)

A generous living room with feature fireplace housing an electric fire and sliding doors to the conservatory.

CONSERVATORY

7'5 x 14'9 (2.26m x 4.50m)

Superb addition providing further reception space with windows to 3 elevations, French doors to the side and rear elevations.

KITCHEN

11'4 x 10'5 (3.45m x 3.18m)

With a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. With space for a Fridge/Freezer and a Cooker, plumbing for an Automatic Washing Machine. Further benefitting from a window and door to the rear elevation and ample dining space.

BEDROOM 1

11'2 x 9'6 (3.40m x 2.90m)

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

BEDROOM 2

8'2 x 7'9 (2.49m x 2.36m)

A generous bedroom with window to the front elevation.

WET ROOM

With a walk-in shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled flooring and a window to the side elevation.

EXTERNAL;

PARKING

Allocated parking space to the front of the property.

REAR

Superb rear garden, sitting on a larger than average plot with block paved patio areas.

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 Leasehold

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

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)

SHARED OWNERSHIP INFORMATION

Approximate payment monthly is £77.39 to Sanctuary housing which covers building insurance and general maintenance to the outside and surrounding area. (please note this will need to be clarified by the buyers solicitors.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.
Made with Merge3D CS2023



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