



Wolfreton Road, Hull, HU10 6RG
Offers Over £99,950

Philip
Bannister
Estate & Letting Agents

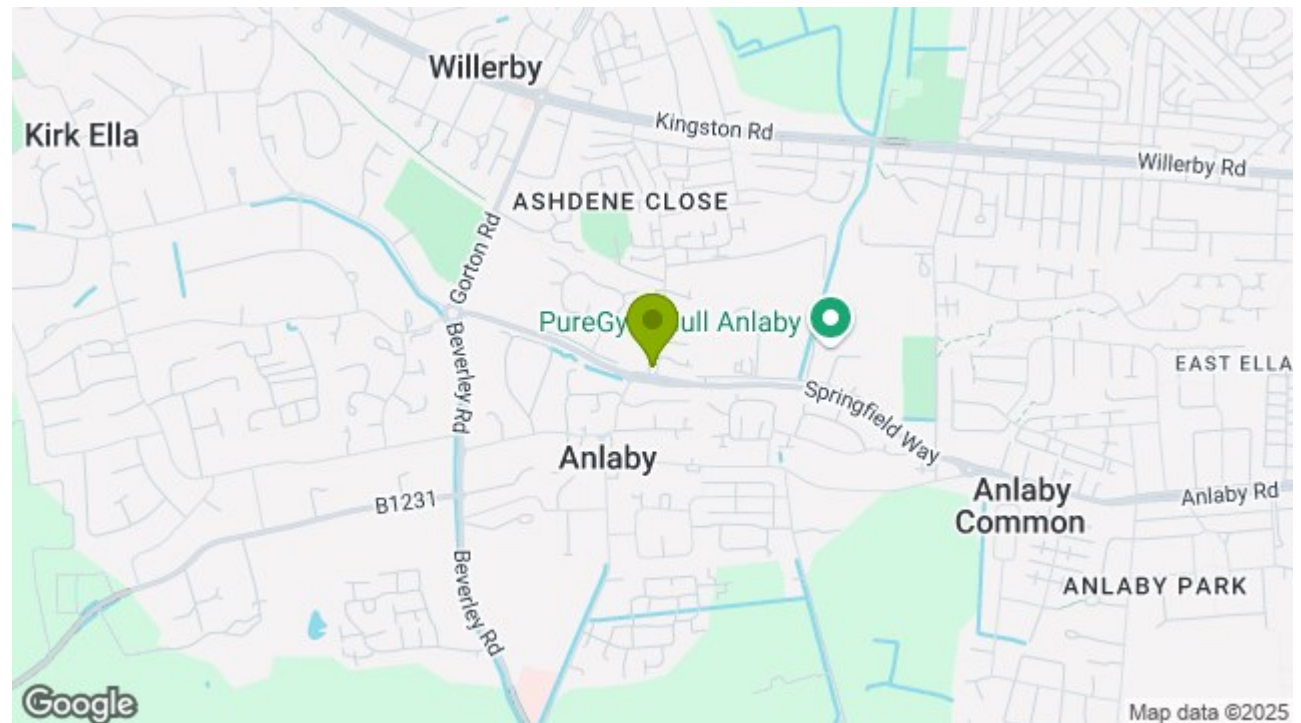
Wolfreton Road, Hull, HU10 6RG

We are delighted to offer to the market this 2 bedroom ground floor flat situated in a popular part of the village of Anlaby. With no onward chain and immaculately presented throughout this home is ready and waiting to welcome its new owner. A must see.

Key Features

- No Onward Chain
- 2 Bedroom Flat
- Ground Floor
- Allocated Secure Parking
- Immaculately Presented
- Sought-After Location
- Must View
- EPC =

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





ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

COMMUNAL ENTRANCE

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with two storage cupboards off.

LIVING ROOM

17'1" into bay x 12'9" (5.23m into bay x 3.89m)

A generous living room with bay window to the side elevation, laminate wood flooring and access to the kitchen.

KITCHEN

11'1" x 6'3" (3.40m x 1.91m)

A well equipped kitchen with a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, electric Oven, Extractor Hood, Fridge/Freezer, Dishwasher and Washer/Dryer. Further benefitting from a window to the side elevation.

BEDROOM 1

14'2" max x 10'4" max (4.32m max x 3.15m max)

A double bedroom with window to the side elevation.

BEDROOM 2

6'7" x 7'8" (2.01m x 2.34m)

A single bedroom with window to the side elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls and a radiator.

EXTERNAL;

PARKING

With an allocated parking space within the car park.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are

connected to the property.

CENTRAL HEATING - The property has the benefit of a electric fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (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.

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.

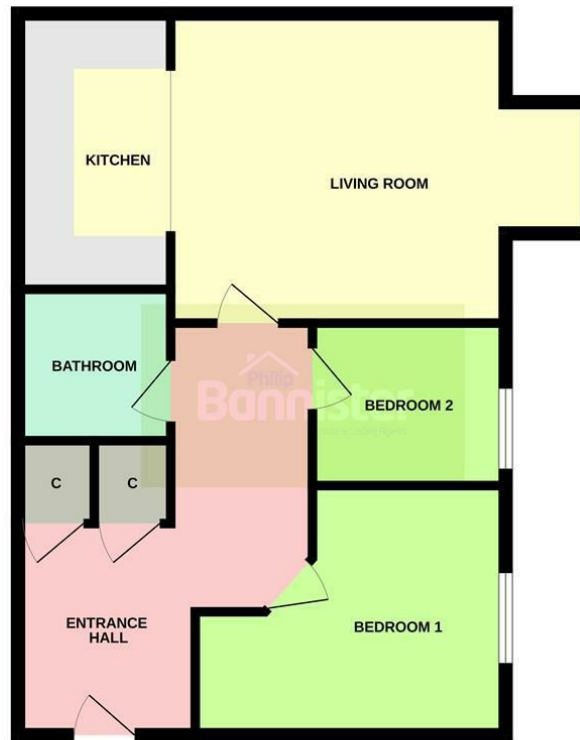
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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)

AGENTS NOTES - ADMINISTRATION

Please note that the property is currently seeking Grant of administration and as such completion of purchase could be delayed.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk


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