



Campion Avenue, Hull, HU4 7AP
Offers Over £165,000


**Philip
Bannister**
Estate & Letting Agents

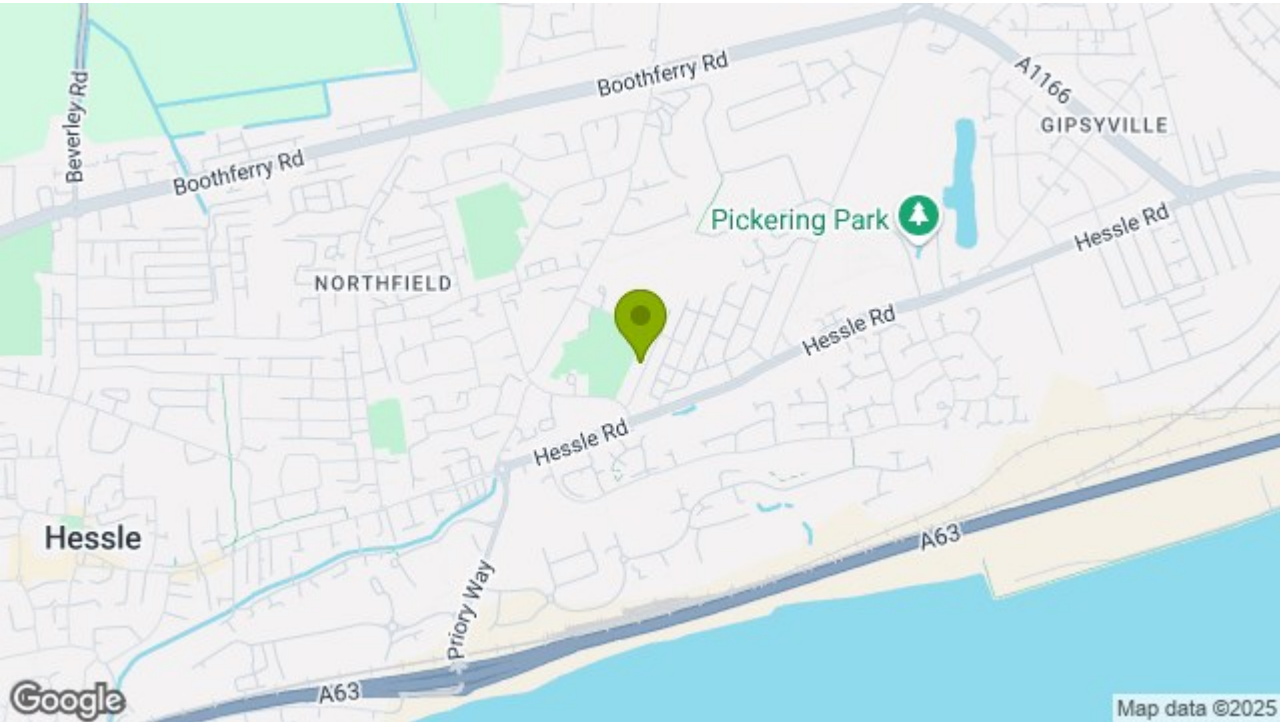
Campion Avenue, Hull, HU4 7AP

A perfect opportunity to purchase a fabulous 3 bedroom semi-detached family home in a highly sought-after location. With extended and generous ground floor accommodation this property is perfect for a young or growing family. Immaculately presented throughout with a superb rear garden and off-street parking. Act fast to avoid disappointment.

Key Features

- Sought-After Location
- Close Proximity to Local Schools
- Fabulous Semi Detached Home
- Generous Living Space
- Superb Rear Garden
- Ample Off-Street Parking
- Immaculately Presented Throughout
- 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		
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs off.

LIVING ROOM

12'4 + bay x 11'4 (3.76m + bay x 3.45m)

A generous living room with a bay window to the front elevation, a feature fireplace housing a gas fire and an arch leading to the Dining Area.

DINING AREA

9'5 x 17'2 (2.87m x 5.23m)

A versatile reception space with laminate wood flooring, a window to the side elevation and glazed double doors leading to the Kitchen.

BREAKFAST KITCHEN

9'11 x 16'11 (3.02m x 5.16m)

A fabulous breakfast kitchen with a comprehensive range of shaker style wall and base units, laminated work surfaces, with breakfast bar and a tiled splashback. Integrated appliances include a Range Cooker, Extractor Hood with space for a Fridge/Freezer and Tumble Dryer and plumbing for an Automatic Washing Machine. Further benefitting from a window and glazed French doors to the rear elevation.

FIRST FLOOR;

BEDROOM 1

10'11 + bay x 13'10 (3.33m + bay x 4.22m)

A bedroom of double proportions with bay window to the front elevation and fitted wardrobes.

BEDROOM 2

11' x 9'5 (3.35m x 2.87m)

A further double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

7'10 x 7'5 (2.39m x 2.26m)

A generous bedroom with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, a window to the front elevation and a heated towel rail.

EXTERNAL;

FRONT

With off-street parking to the front and a shared side drive leading to further parking.

REAR

A beautiful rear garden with shaped lawn, two patio areas, garden shed and timber fencing.

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 . (East Riding Of Yorkshire/ 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 Freehold.

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



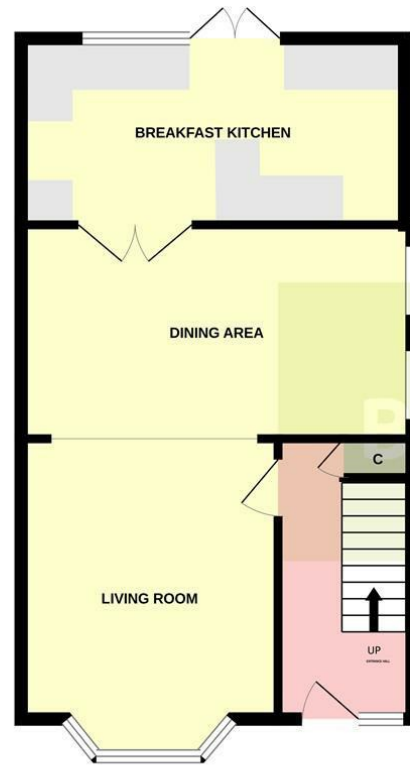
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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



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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