



Desmond Avenue, Hull, HU6 7JY

By Auction £155,000





Platinum Collection

## Desmond Avenue, Hull, HU6 7JY

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Nestled on Desmond Avenue in Hull, this charming terraced house presents an excellent opportunity for both families and buy-to-let investors. Boasting four spacious bedrooms, this property is perfect for a growing family seeking comfort and convenience.

Upon entering, you are welcomed by a generous entrance hall that leads to a delightful lounge and dining area, breakfast room and a well-appointed kitchen provides ample room for culinary creativity. With two bathrooms, the home ensures that busy mornings run smoothly for everyone.

The property is ideally situated close to the university and a variety of local amenities, making it a prime location for those who appreciate easy access to essential services and vibrant community life. The rear garden offers a private outdoor space, perfect for relaxation or family activities.

This large four-bedroom family home is a rare find in such a desirable area, and early viewing is highly recommended to fully appreciate its potential. Whether you are looking to settle down or invest, this property is sure to meet your needs.



# Desmond Avenue, Hull, HU6 7JY

## Key Features

- Excellent Location Close to the University and local amenities
- Large 4 Bedroom Mid Terraced home
- Entrance hall, Through Lounge/Dining Area, Breakfast Room
- Newly Fitted Kitchen, Rear Lobby, Shower/Wet Room
- Four Bedrooms, Family Bathroom and Rear Garden
- Ideal for The Growing Family Or Buy To Let Investor
- EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## BEVERLEY HIGH ROAD

Beverley 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 entrance door, vinyl flooring, understairs cupboard and stairs to the first floor.

### THROUGH LOUNGE/DINING AREA

25' 5 into bay x 12'2 max measurements (7.62m 1.52m into bay x 3.71m max measurements)  
With angle bay window to the front elevation and double glazed rear door.

### BREAKFAST ROOM

11'8 x 9'8 (3.56m x 2.95m)  
with double glazed square bay window to the side elevation and laminate flooring.

### FITTED KITCHEN

12'3 x 9'8 (3.73m x 2.95m)  
with a range of newly fitted base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, plumbing for automatic washing machine, vinyl flooring and double glazed window to the side elevation.

### REAR LOBBY

with double glazed door

### SHOWER/WET ROOM

with a three piece suite, comprising shower, wash hand basin, w.c., splash back tiling and double glazed window to the rear elevation.

## FIRST FLOOR

### LANDING

with storage cupboard.

### BEDROOM 1

12' x 17'5 (3.66m x 5.31m)  
with angle bay window to the front elevation with window seat. Laminate flooring and Storage cupboard.

### BEDROOM 2

13' x 11'9 (3.96m x 3.58m)  
with double glazed window to the rear elevation, Laminate flooring and Storage cupboard..

### BEDROOM 3

9'1 x 9'8 (2.77m x 2.95m)  
with double glazed square bay window to the rear elevation with window seat and laminate flooring.

### BEDROOM 4

9'5 x 6'2 (2.87m x 1.88m)  
with double glazed window to the side elevation and laminate flooring.

### BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin in vanity unit, w.c.

### EXTERNAL

Outside is a forecourt area and to the rear is an enclosed garden.

### 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 some 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 c. (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 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)

### TENURE.

We understand that the property is Freehold.

### AUCTION VIEWINGS.

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with Iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

### AUCTIONEER COMMENTS.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee

of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











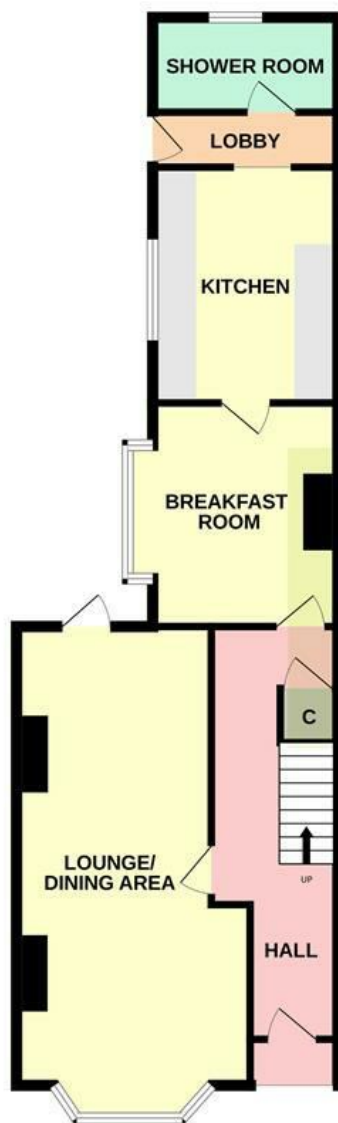








GROUND FLOOR



1ST FLOOR









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