



Hathersage Road, Hull, HU8 0EW  
Offers Over £200,000

  
**Bannister**  
Estate & Letting Agents



# Hathersage Road, Hull, HU8 0EW

## Key Features

- Superb Extended Semi Detached Home
- 2 Double bedrooms and Loft Area With fixed Staircase
- Lounge, Large Extended Living/Dining kitchen
- Bathroom, Gardens Front And Rear, Driveway
- Credit To It's Current Owners
- Early Viewing is A Must
- EPC - C

Nestled on the sought-after Hathersage Road in Hull, this beautifully presented semi-detached house offers an exceptional living experience. With two well-proportioned Double bedrooms and a versatile loft area with fixed staircase, this home is perfect for families or those seeking extra space.

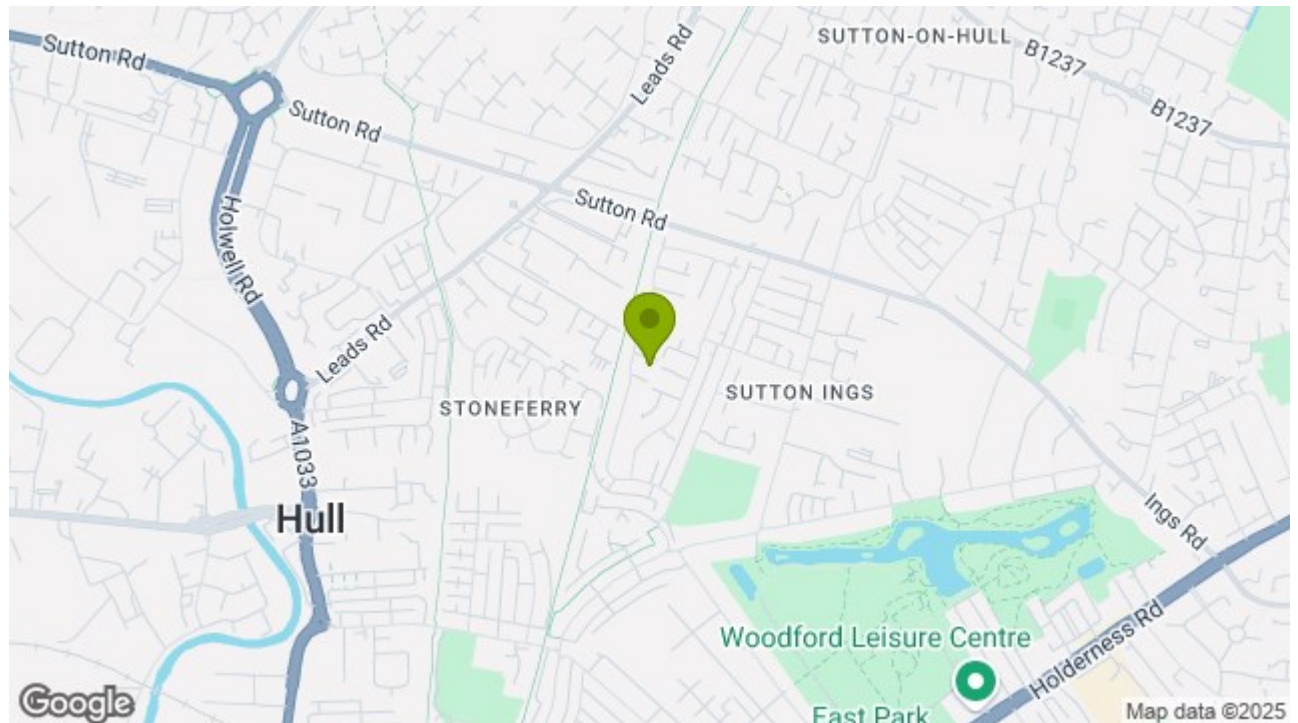
Upon entering, you are greeted by a welcoming entrance that leads to a spacious lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the large living/dining kitchen, which provides a fantastic space for family meals and gatherings. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

The first floor comprises two comfortable bedrooms, complemented by a well-appointed bathroom. A fixed staircase leads to the loft area, which presents an excellent opportunity for additional storage or a creative space tailored to your needs.

Set on a generous plot, this property is a true credit to its current owners, showcasing meticulous attention to detail and a warm, homely atmosphere. The location is particularly advantageous, being close to a variety of amenities and reputable schools, making it an ideal choice for families.

Early viewing is highly recommended to fully appreciate the charm and potential of this delightful home. Don't miss the chance to make this wonderful property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	84
(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	







## Holderness Road - Description

The property is ideally positioned and a short drive/walking distance away from Holderness Road which offers a vast array of shopping facilities, public transportation and within a short driving distance leisure facilities are available at East Park and the Woodford Leisure Centre. The property is also close to reputable schools.

## ENTRANCE

## LOUNGE

22'10 x 12'11 (6.96m x 3.94m)

with double glazed window to the front elevation, laminate flooring and stairs to the first floor.

## EXTENDED LIVING/DINING KITCHEN

17'7 x 12'11 widening to 19'8 (5.36m x 3.94m widening to 5.99m)

with a range of high gloss base and wall units, granite work tops, sink unit, drawers, induction hob and electric oven, extractor hood, built in washing machine and dishwasher, built in fridge and freezer, larder unit, breakfast island, inset lights, laminate flooring, two double glazed window to the rear elevation, 3 sky lights, and double glazed french doors leading to the rear garden

## LANDING

with fixed staircase to the loft area

## BEDROOM 1

9'8 x 11'2 from front of wardrobes (2.95m x 3.41m from front of wardrobes)

with double glazed window to the front elevation and built in wardrobes.

## BEDROOM 2

8'11 x 12'11 (2.72m x 3.94m)

with double glazed window to the rear elevation, built in wardrobes and over cupboards.

## BATHROOM

with a three piece white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin in vanity unit, w.c., fully tiled to walls, heated towel rail, double glazed window to the side elevation and an airing cupboard.

## LOFT AREA

12'2 x 12' (3.71m x 3.66m)

with a velux window and range of built in wardrobes.

## EXTERNAL

Outside to the front of the property is a fenced pebbled garden for ease of maintenance with driveway to a storage area with electric door.. To the rear is a well established lawn garden with flower and shrubs borders, patio area, shed and fencing forming boundary.

## 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.

## 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.

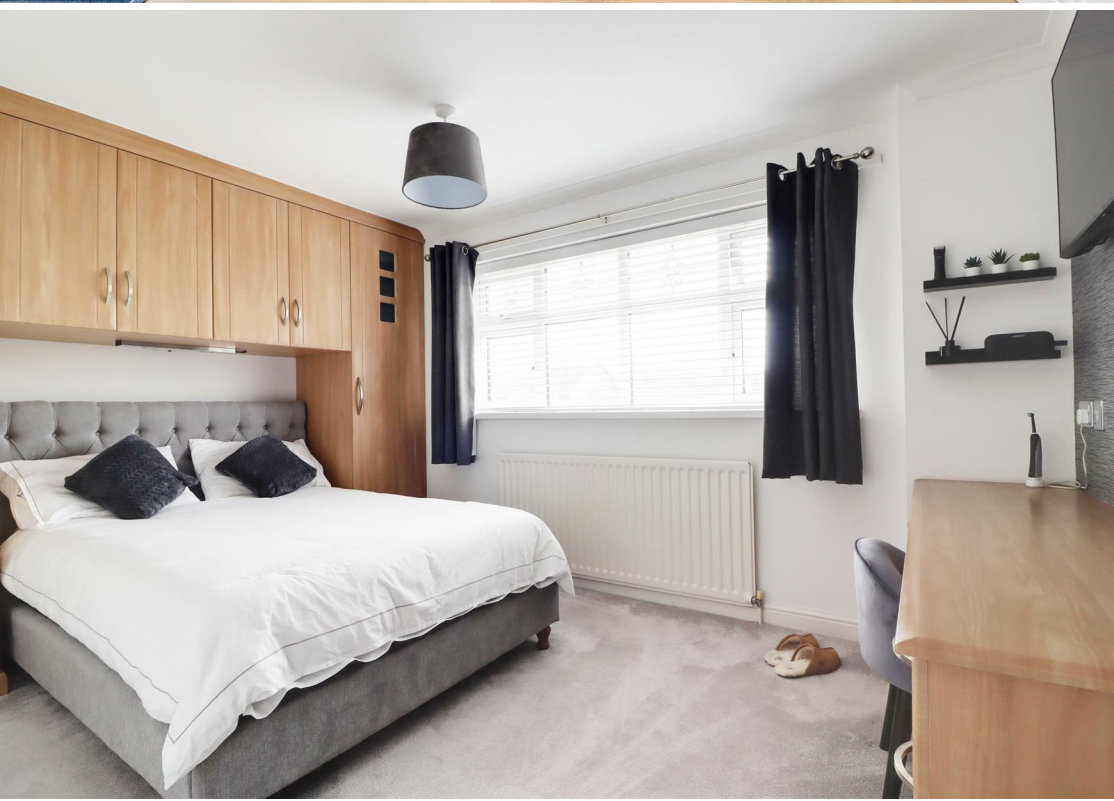
## MORTGAGES

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



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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.









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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