



Robinia Drive, Hull, HU4 6QN
Offers Over £165,000

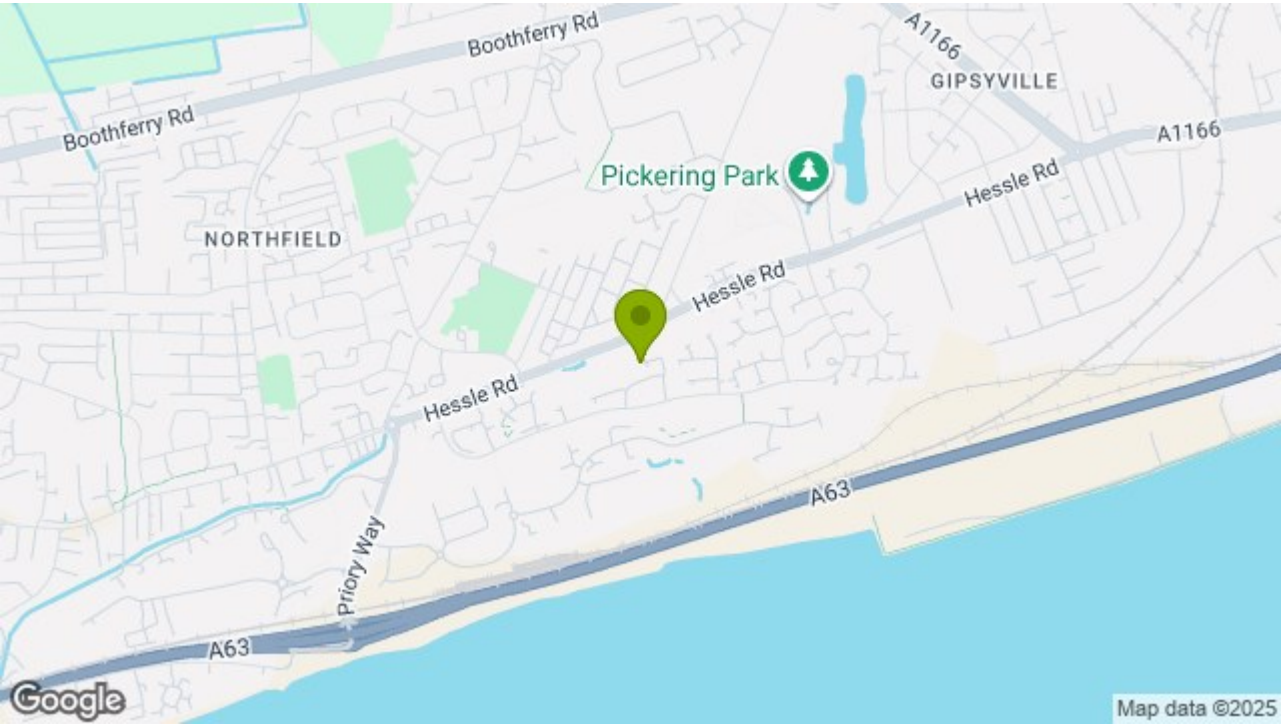
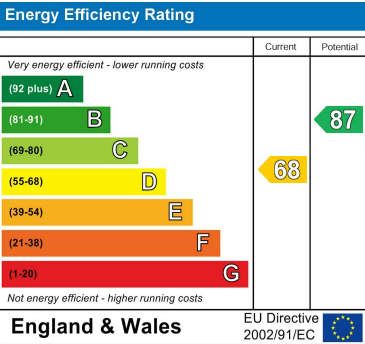

**Philip
Bannister**
Estate & Letting Agents

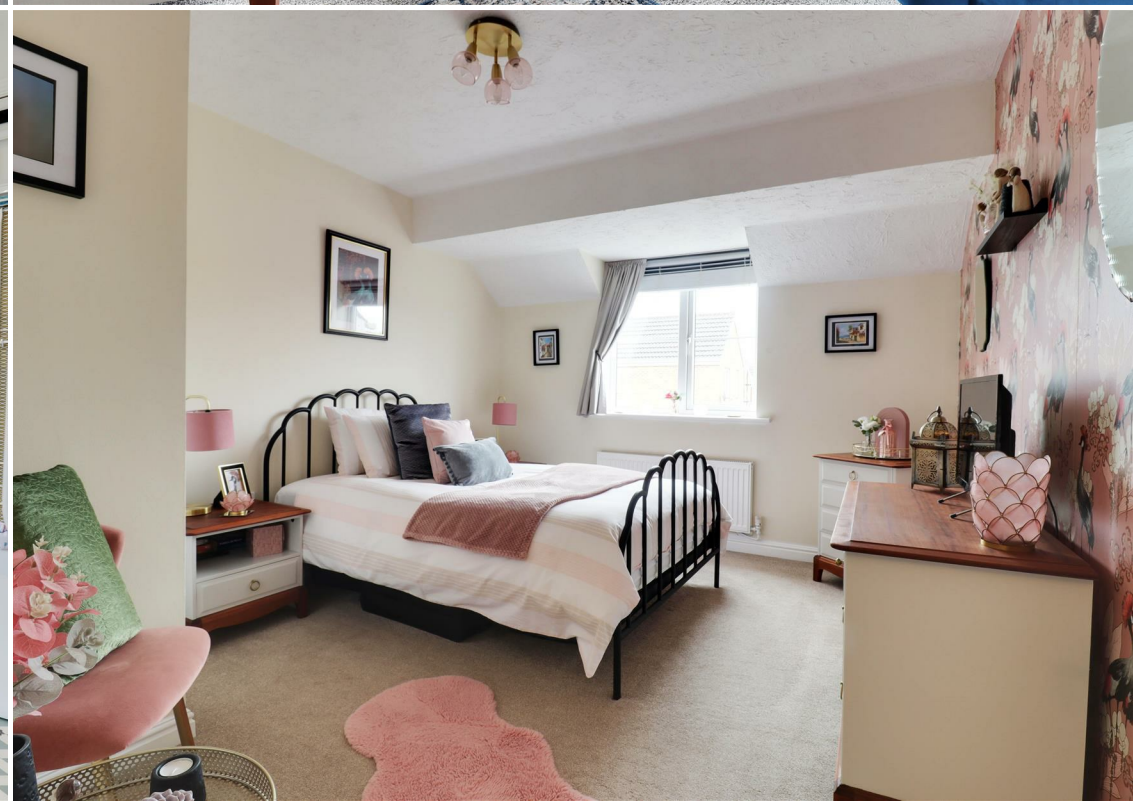
Robinia Drive, Hull, HU4 6QN

This beautifully presented two-bedroom home is located in a quiet yet sought-after cul-de-sac and is ready to welcome its new owner. Finished to an exceptional standard throughout, the property exudes style and sophistication - an ideal first home. Boasting a landscaped garden and a driveway with space for two vehicles, this is a property not to be missed.

Key Features

- Perfect Starter Home
- Immaculately Appointed Throughout
- Sought-After Location
- Driveway for 2 Vehicles
- Landscaped Rear Garden
- Modern & Contemporary Design
- A Must View
- EPC =





GROUND FLOOR;

ENTRANCE PORCH

Providing access to the accommodation.

LIVING ROOM

14'10 x 10'3 (4.52m x 3.12m)

A generous living space with staircase off and window a widow to the front elevation.

INNER LOBBY

With WC off.

WC

With a low flush WC and a vanity wash hand basin.

KITCHEN

9'4 x 10'3 (2.84m x 3.12m)

A well fitted kitchen with a comprehensive range of shaker style wall and base fitted units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor, Fridge/Freezer with further plumbing for an Automatic Washing Machine, recessed spotlights, a window and door to the rear elevation.

FIRST FLOOR;

BEDROOM 1

11'9 x 10'3 (3.58m x 3.12m)

A bedroom of double proportions with a storage cupboard and a window to the front elevation.

BEDROOM 2

7'9 plus recess x 10'3 (2.36m plus recess x 3.12m)

A further bedroom of double proportions with window to the rear elevation.

BATHROOM

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

EXTERNAL;

FRONT

Driveway with space for 2 vehicles.

REAR

Superbly landscaped rear garden with shaped lawn,

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 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 or tenant should not rely on them as statements or

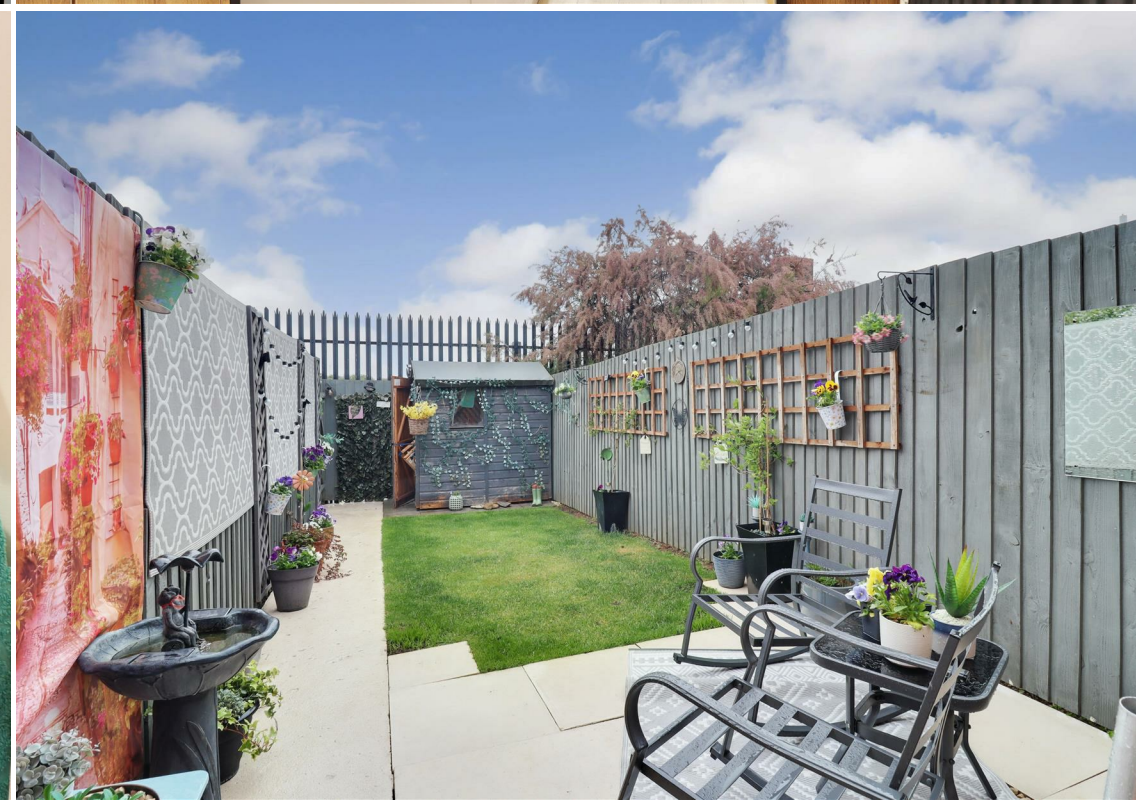
representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point 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.

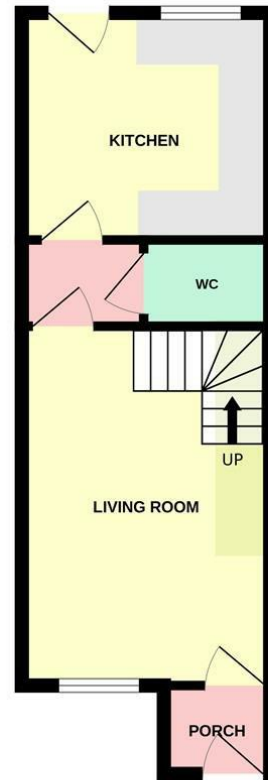
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

AML.

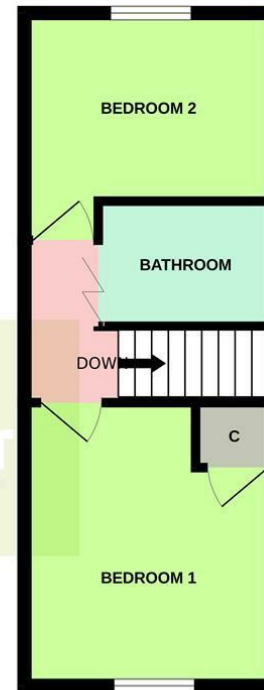
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GROUND FLOOR



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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