



Ashby Road, Hull, HU4 7JJ
Offers Over £140,000


Bannister
Estate & Letting Agents

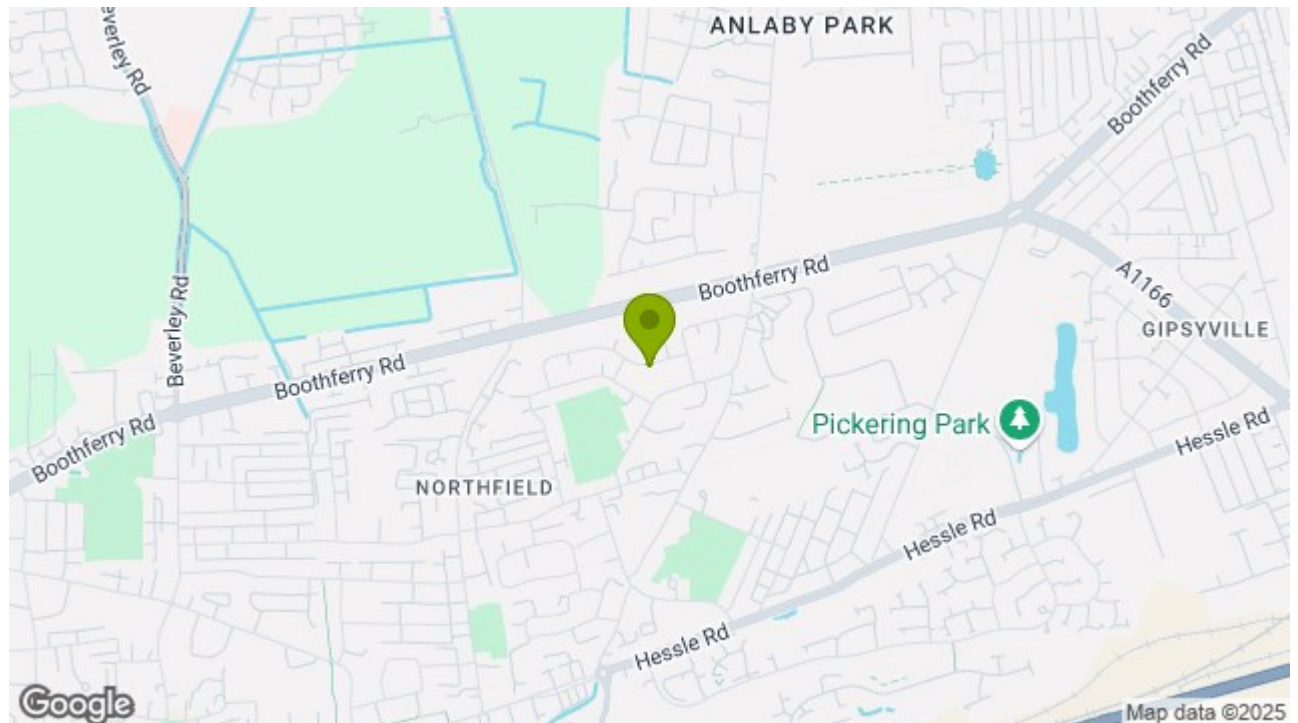
Ashby Road, Hull, HU4 7JJ

Situated in a highly sought-after location, this immaculately presented and modern three-bedroom family home offers stylish and versatile living throughout. Extended to provide generous reception space, the property features a bright Garden Room, a contemporary Breakfast Kitchen, and a spacious Living Room ideal for everyday family life and entertaining. Upstairs boasts three well-proportioned bedrooms and a stunning four-piece bathroom suite. Outside, the beautifully landscaped, south-facing rear garden provides a private and tranquil retreat.

Key Features

- Extended Superior Home
- Immaculately Presented Throughout
- Modern and Tastefully Designed
- Well Proportioned Bedrooms
- Superb Bathroom
- Contemporary Breakfast Kitchen
- Landscaped South Facing Garden
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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

14'10 x 11'5 (4.52m x 3.48m)

A generous living room with with feature fireplace housing a gas fire, oriel bay window to the front elevation, laminate wood flooring and access to the storage cupboard.

BREAKFAST KITCHEN

14'10 x 8 (4.52m x 2.44m)

Contemporary breakfast kitchen with cream gloss wall and base units, laminated work surfaces, a breakfast bar and a tiled splashback. Integrated appliances include an Electric Double Oven, Microwave, 5 ring Gas Hob, Extractor, Fridge/Freezer Wine Cooler and further plumbing for an Automatic Washing Machine. Further benefitting from recessed spotlights, tiled flooring, window to the rear elevation and open to the Garden Room.

GARDEN ROOM

13'1 x 7'4 (3.99m x 2.24m)

A beautiful addition to the property offering further versatile reception space, with brick-slip feature wall, sky lantern, bi-folding doors, windows to the rear elevation and tiled flooring.

FIRST FLOOR;

BEDROOM 1

9'3 inc wardrobes x 14'4 (2.82m inc wardrobes x 4.37m)

A bedroom of double proportions with fitted wardrobes, storage cupboard, recessed spotlights and a window to the front elevation.

BEDROOM 2

9'9 max x 8'10 (2.97m max x 2.69m)

A bedroom of double proportions with fitted wardrobes, and a window to the rear elevation.

BEDROOM 3

10'11 max x 6'10 (3.33m max x 2.08m)

A generous single bedroom with storage cupboard and a window to the front elevation.

BATHROOM

With a four piece suite comprising of shower enclosure, panelled bath, vanity wash hand basin and a low flush WC. Further benefitting from recessed spotlights, a heated towel rail, partially tiled walls and 2 windows to the rear elevation.

EXTERNAL;

FRONT

Walled forecourt with wrought iron railings.

REAR

A superbly landscaped south facing rear garden with patio area with an electric awning. Raised composite decking, shaped lawn 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 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.

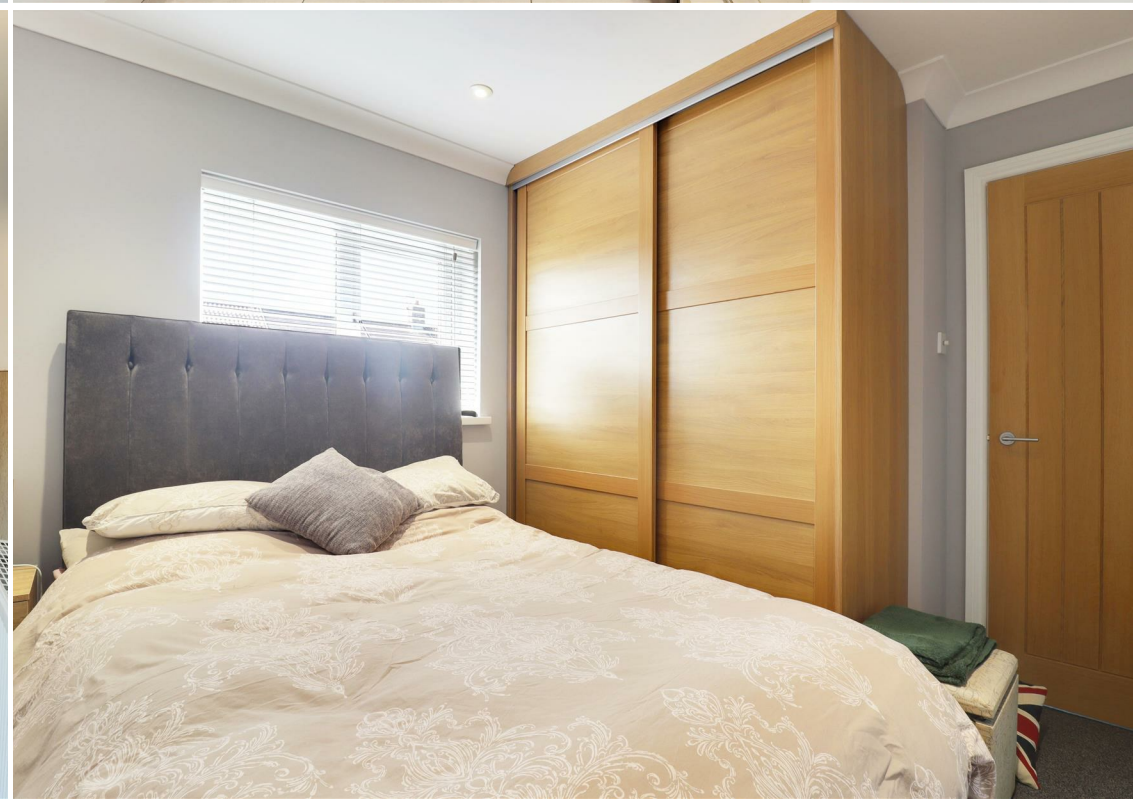
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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



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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)

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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