



North Road, Hull, HU4 6JZ
Asking Price £160,000



Platinum Collection

North Road, Hull, HU4 6JZ

A beautifully presented and extended semi-detached home, positioned on a generous plot with attractive gardens and a spacious driveway providing ample off-road parking.

Ideally situated to the west of the city, the property enjoys easy access to a range of local amenities, well-regarded schools, and excellent transport links.

The accommodation briefly comprises an inviting entrance hall, a bright and spacious through lounge with dining area, and a superbly extended, fully fitted kitchen. A well-appointed family bathroom completes the ground floor. To the first floor are three generously sized bedrooms, each offering comfortable living space.

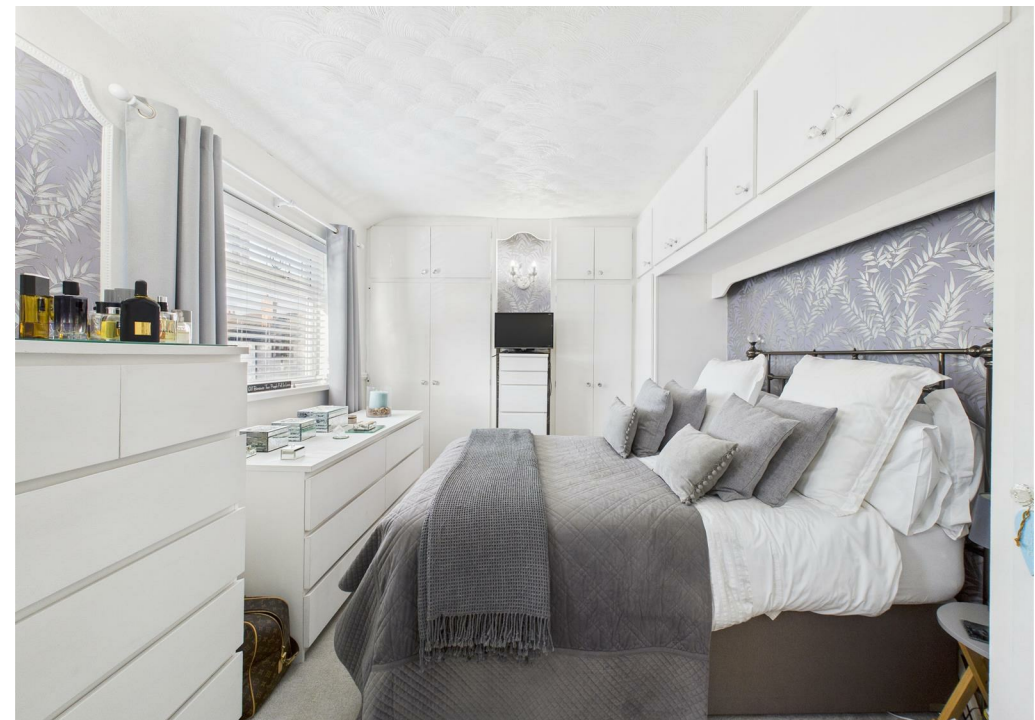
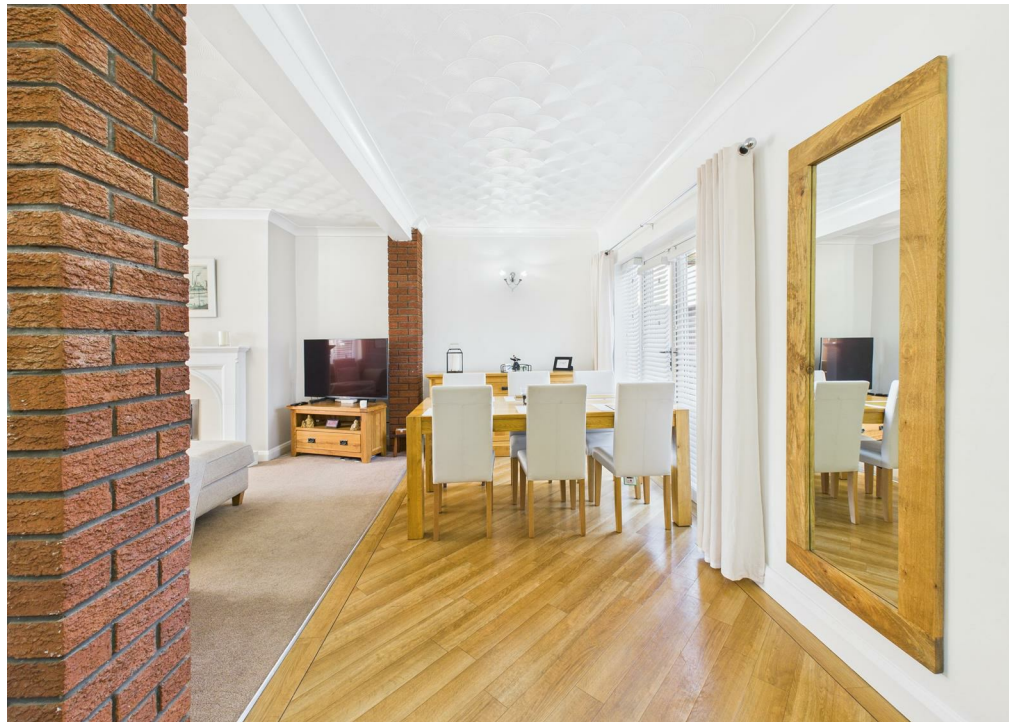
This delightful home has been lovingly maintained by the current owners and is presented in excellent condition throughout. Early viewing is highly recommended, as properties of this quality and location are rarely available for long.



North Road, Hull, HU4 6JZ

Key Features

- Excellent Location On A Superb Corner Plot
- Extended Semi Detached Home, Early Viewing Is A Must
- Close to Local Amenities & Schools
- Entrance Hall, Lounge/Dining Area, Extended Kitchen
- Bathroom, Landing Three bedrooms
- Gardens to the Front, Side and Rear
- Driveway with Multiple Parking Facilities.
- 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	

Hessle High Road - Description

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

GROUND FLOOR

ENTRANCE HALL

with double glazed door, LTV flooring and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

21'4 max measurements x 19' max measurements (6.50m max measurements x 5.79m max measurements)

Lounge Area - with double glazed bow style window, feature fireplace and gas fire.

Dining Area - with double glazed french doors onto the rear garden and karndean flooring

EXTENDED KITCHEN

17'5 x 7'7 (5.31m x 2.31m)

with a range of base and wall units, laminate work surfaces, drawers, enamel sink unit, electric hob and oven, extractor hood, inset lights, built in dish washer, washing machine and dryer, two double glazed windows to the side and rear elevation and double glazed door.

BATHROOM

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

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to boarded roof void with pull down ladder.

BEDROOM 1

9'10 x 13'9 from front of wardrobes (3.00m x 4.19m from front of wardrobes)

with two double glazed windows to the front elevation, built in wardrobes with over cupboards and cupboard housing boiler.

BEDROOM 2

11' x 6'10 from front of wardrobes (3.35m x 2.08m from front of wardrobes)

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

BEDROOM 3

7'11 x 9'11 (2.41m x 3.02m)

with double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property pebble front garden with trees and shrubs, and fencing forming boundary with gate. To the side is a substantial sized driveway offering multiple parking facilities with fencing forming boundary and gates. To the rear the property again is low maintenance with a mainly laid to lawn garden with patio, decking and seating areas and artificial grassed areas, shed and fencing forming boundary with gate.

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 A. (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 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.

TENURE.

We understand that the property is Freehold.







Ground Floor



First Floor

Approximate total area⁽¹⁾
882 ft²

Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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