



Darnholm Court, Hull, HU8 9FD
Asking Price £165,000


**Philip
Bannister**
Estate & Letting Agents

Darnholm Court, Hull, HU8 9FD

Key Features

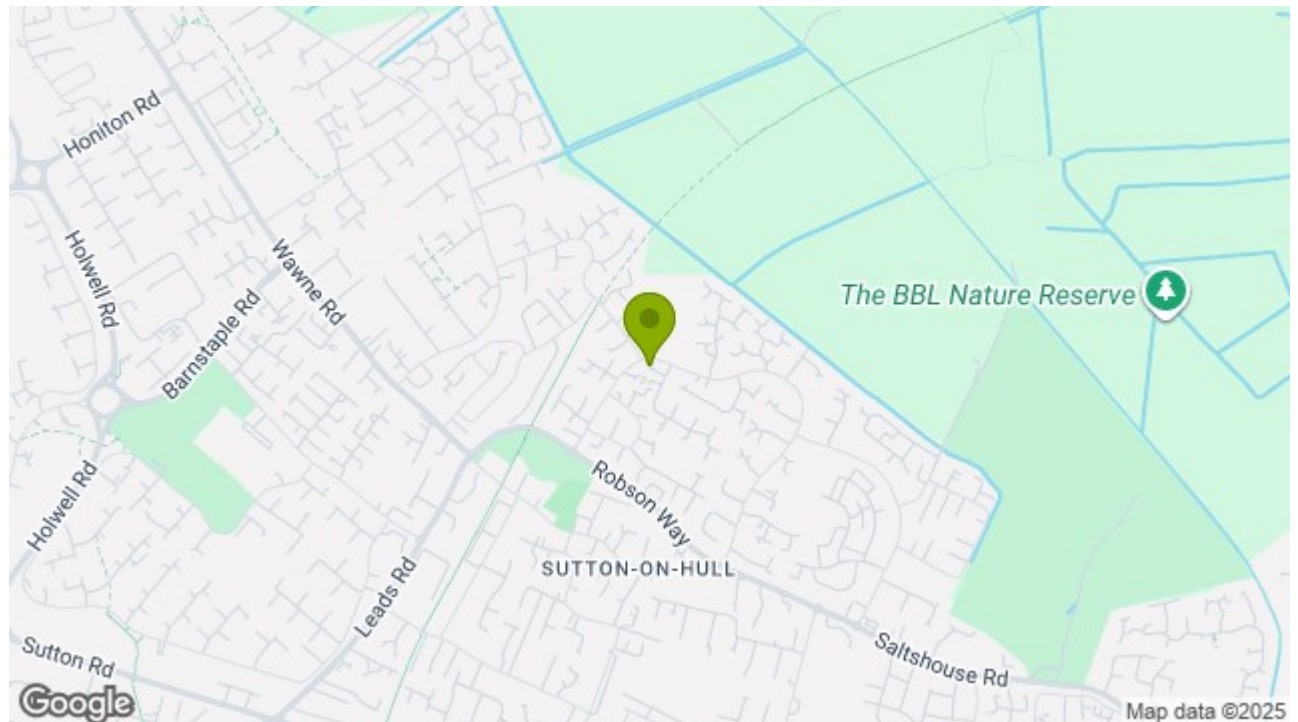
- Immaculately Presented
- Modern Throughout
- Beautifully Presented Breakfast Kitchen
- 3 Bedrooms plus a Loft Area
- Off-Street Parking
- Superb Rear Garden
- Desirable Location
- EPC - D

A beautifully presented three-bedroom end-terraced home with additional loft area, this property is a true credit to its current owners and must be viewed early to fully appreciate its size and quality.

Ideally located just off Howdale Road in Sutton, to the east of the city, the property offers spacious and well-maintained accommodation throughout. The layout briefly comprises: entrance hall, lounge, and a beautifully fitted breakfast kitchen. To the first floor are three bedrooms and a modern family bathroom, with a useful loft area providing additional versatile space.

Outside, the property features a low-maintenance front garden and a larger-than-average rear garden, together with allocated parking in a courtyard setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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

with double glazed entrance door and stairs to the first floor.

LOUNGE

13'10 x 10'2 (4.22m x 3.10m)

with double glazed window to the front elevation and LVT flooring

BREAKFAST KITCHEN

10'5 x 13'7 (3.18m x 4.14m)

with a range of base and wall units, work surfacing, drawers, sink unit, electric oven and hob, extractor hood, breakfast island understairs cupboard LVT flooring, splash back tiling, double glazed window to the rear elevation and double glazed french doors onto the rear garden

FIRST FLOOR

BEDROOM 1

8'4 x 13'6 (2.54m x 4.11m)

with double glazed window to the front elevation.

BEDROOM 2

9'6 x 7'5 (2.90m x 2.26m)

with double glazed window to the rear elevation.

BEDROOM 3

6' x 6'6 (1.83m x 1.98m)

with double glazed window to the rear elevation.

BATHROOM

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

SECOND FLOOR

LOFT AREA

12'11 x 13'8 (3.94m x 4.17m)

with velux window to the rear elevation.

OUTSIDE

To the front of the property is a small garden with artificial grass for ease of maintenance, and to the rear is a lawn garden with decking and pebbled seating areas, shed and fencing forming boundary with gate. Parking is available in a courtyard setting.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a electric heating.

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.

TENURE.

We understand that the property is Freehold.

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.

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

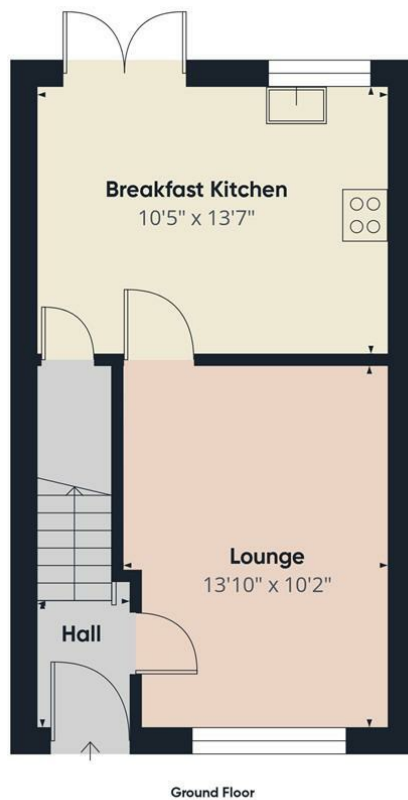


necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of 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)





Approximate total area⁽¹⁾
776 ft²
Reduced headroom
80 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.

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