



Burcott Garth, Hull, HU4 7LG

Asking Price £145,000



Platinum Collection

Burcott Garth, Hull, HU4 7LG

A beautifully presented family home, conveniently located close to a range of local amenities and transport links, and representing a true credit to its current owners.

The accommodation briefly comprises a welcoming entrance hallway, a spacious through lounge and dining area, and a modern fitted kitchen. To the first floor, there are three generously sized bedrooms and a beautifully appointed, large family bathroom.

Externally, the property benefits from well-maintained gardens to both the front and rear, along with off-road parking.

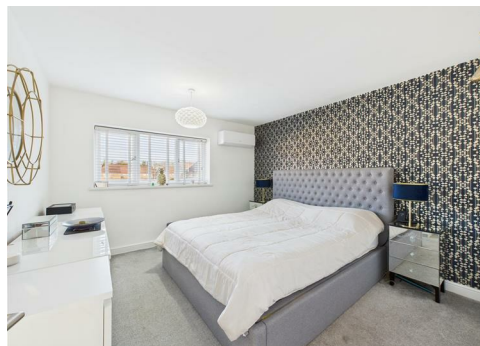
Early viewing is highly recommended, as properties of this standard and location are rarely available for long.



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Key Features

- Beautifully Presented Three bedroom Family Home
- Located In A Convenient Area, Close To Amenities
- Entrance Hall, Through Lounge/ Dining Area
- Fitted Kitchen, Landing, 3 Bedrooms
- Bathroom, Gardens Front & Rear
- Off Road Parking
- Early Viewing Is a Must
- 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	

ANLABY PARK ROAD SOUTH

Ideally located off Anlaby Park Road South and also can be reached from Bethune Avenue, the property is close to local amenities including Sainsburys, Hessle Square, Hull City Centre, Clive Sullivan Way and /A63/M62 motorway links.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door and screen to side, storage cupboard and stairs to the first floor.

LOUNGE/DINING AREA

21' x 9'3 (6.40m x 2.82m)

with double glazed window to the front elevation and double glazed french doors to the rear leading out to the garden.

FITTED KITCHEN

10'5 x 8'5 (3.18m x 2.57m)

with a range of base and wall units, laminated work surfaces, drawers, sink unit with instant hot tap, gas hob, electric oven, extractor hood, plumbing for dishwasher, vinyl floor covering, understairs cupboard and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with airing cupboard and access to roof void.

BEDROOM 1

11'2 x 11'9 (3.40m x 3.58m)

with double glazed window to the front elevation.

BEDROOM 2

15' max measurements x 7'8 (4.57m max measurements x 2.34m)

with double glazed window to the front elevation and storage cupboard.

BEDROOM 3

7'10 x 8'8 (2.39m x 2.64m)

with double glazed window to the rear elevation and storage cupboard.

BATHROOM

5'5 x 10'2 (1.65m x 3.10m)

with a three piece white suite comprising panelled bath with rain shower over and glazed shower screen, wash hand basin in vanity unit, w.c., tiled floor, tiled to walls and three double glazed windows to the rear elevation.

OUTSIDE

Outside to the front of the property is a garden which offers off road parking and to the rear is a garden with artificial grass, two patio areas, 3 sheds, side access and fencing forming boundary and 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)

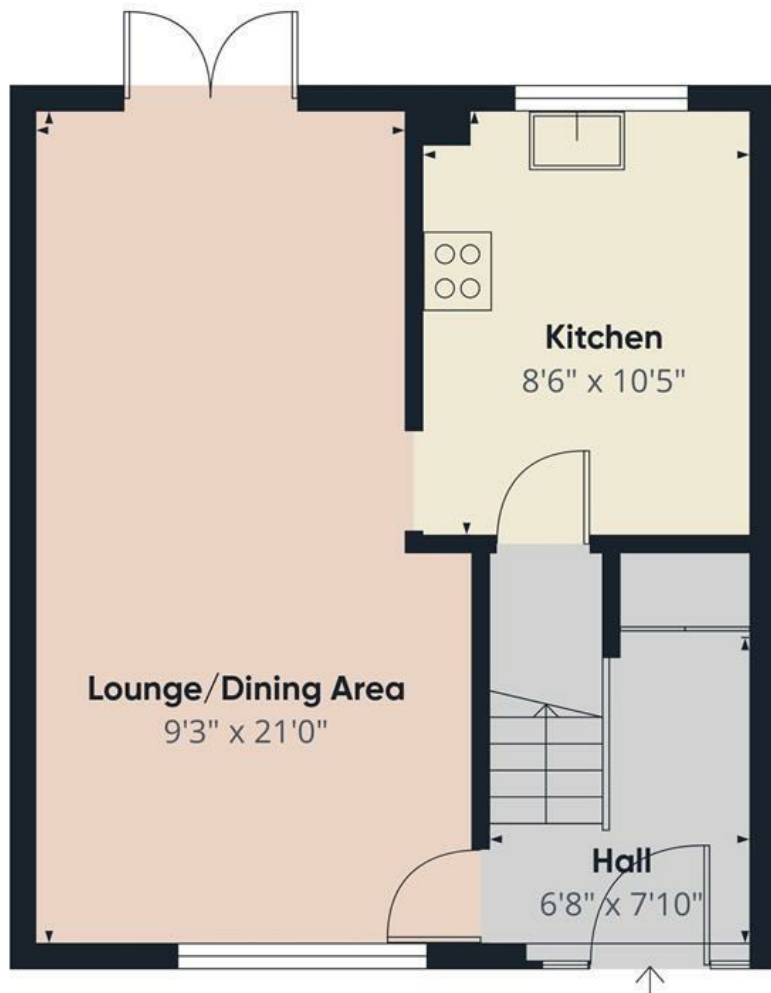
AML.

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⁾
795 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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