



Bethune Avenue, Hull, HU4 7ER
£160,000


**Philip
Bannister**
Estate & Letting Agents

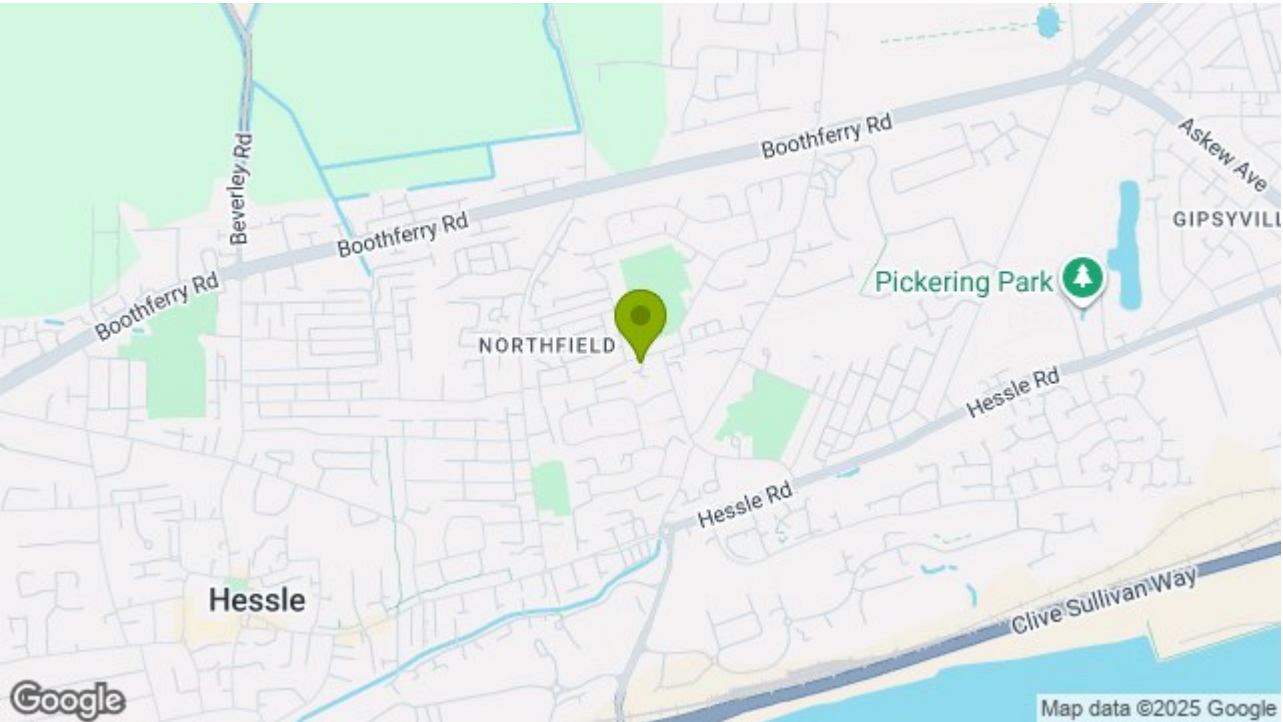
Bethune Avenue, Hull, HU4 7ER

This modern four-bedroom townhouse is ideal for a growing family, offering generous and well-presented living accommodation throughout. Situated in a convenient and sought-after location, it provides easy access to local amenities, schools, and transport links. The home features bright, spacious rooms, a practical layout perfect for everyday living, and a private, allocated parking space to the rear, adding to its overall convenience.

Key Features

- Modern Townhouse
- 4 Bedrooms
- Very Well Presented
- Sought-After Location
- Allocated Parking Space
- En-Suite Master Bedroom
- Must View
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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

WC

With low flush WC and a wash hand basin.

KITCHEN

With white gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood, Fridge Freezer and an Automatic Washing Machine. Further benefitting from recessed spotlights and a window to the front elevation.

LIVING ROOM

A generous living room with feature fireplace housing a gas fire, window and French doors to the rear elevation.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with two windows to the rear elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail.

BEDROOM 2

A generous bedroom with 2 windows to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath, a low flush WC and a vanity wash hand basin. Further benefitting from partially tiled walls and a heated towel rail.

SECOND FLOOR;

BEDROOM 3

A double bedroom with window to the front elevation.

BEDROOM 4

A generous bedroom with window to the rear elevation.

EXTERNAL;

FRONT

With wrought-iron gate and fence, footpath leading to the front door.

REAR

Block paved patio and footpath, shaped lawn, timber fencing and gate.

PARKING

Allocated parking space at the rear of the property.

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.

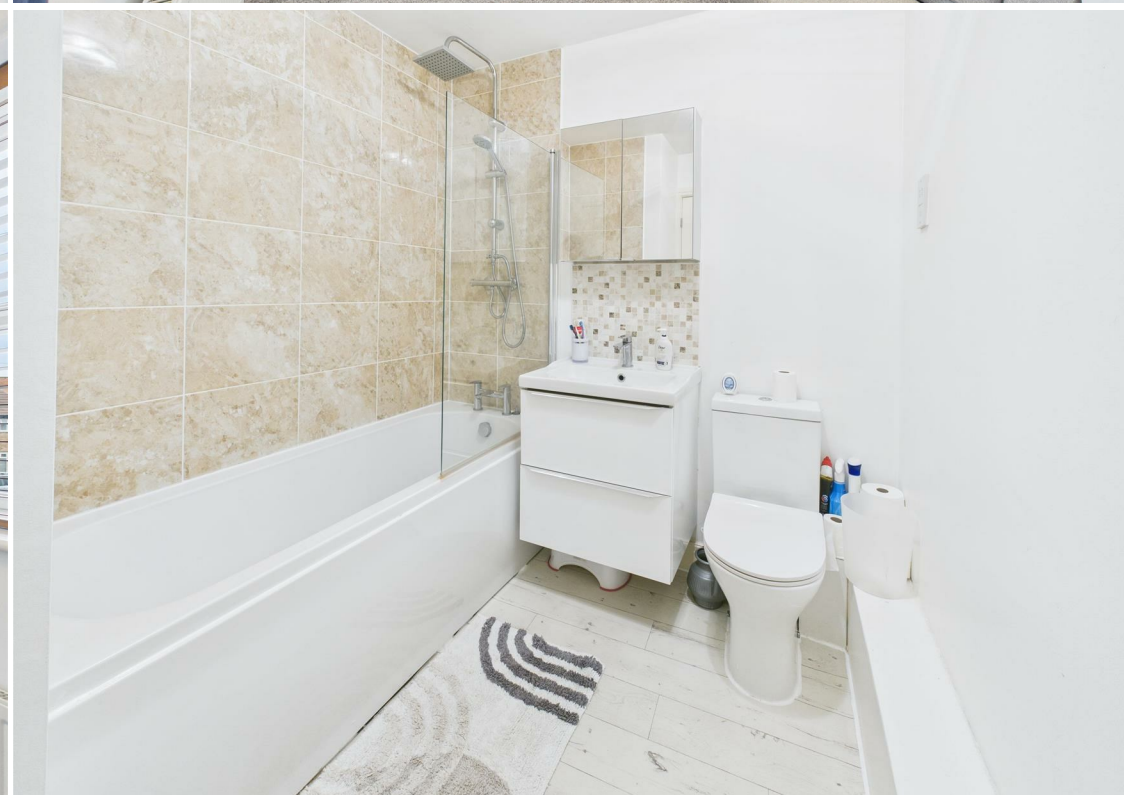
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

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.

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)





Approximate total area⁽¹⁾
896 ft²
Reduced headroom
33 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



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents