



Hilary Grove, Hull, HU4 7DS
Asking Price £135,000


**Philip
Bannister**
Estate & Letting Agents

Hilary Grove, Hull, HU4 7DS

..A superb three-bedroom end-terraced home, ideal for a growing family. Early viewing is highly recommended to avoid disappointment. The property briefly comprises: entrance hall, lounge, dining kitchen, conservatory, rear lobby, W.C. and storage area.

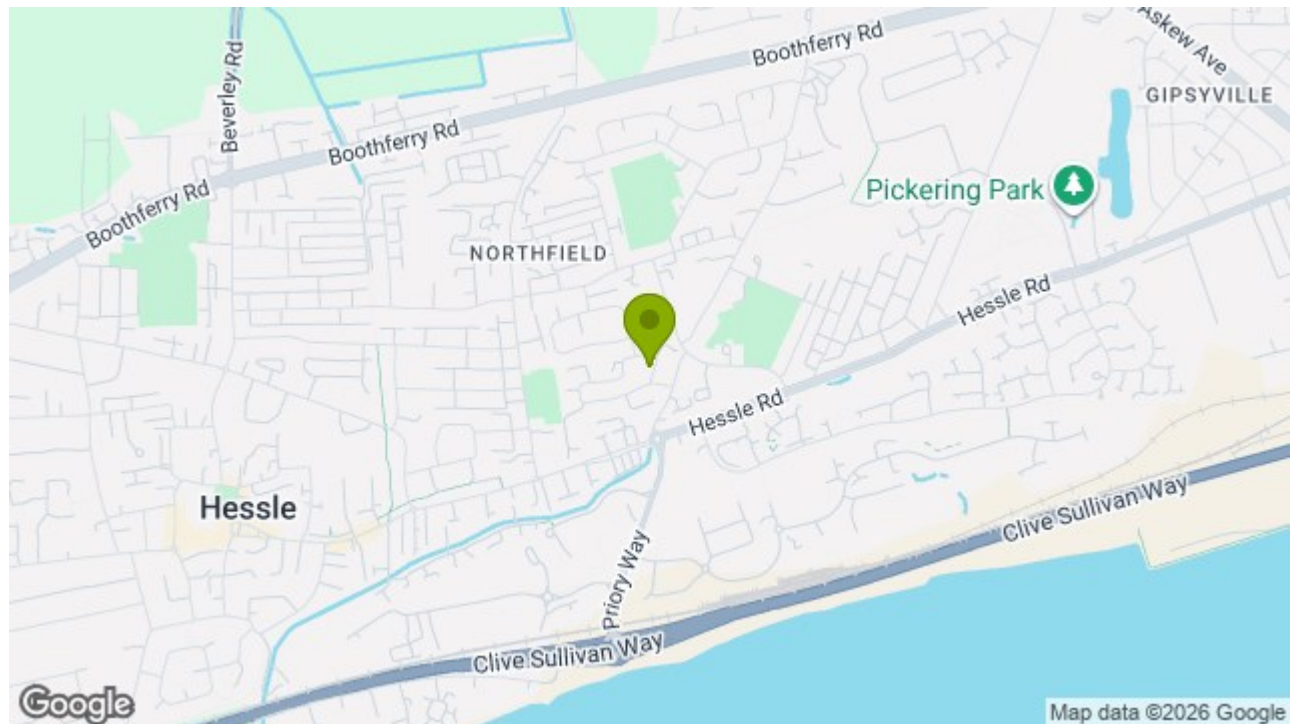
To the first floor are three well-proportioned double bedrooms and a beautifully presented family bathroom.

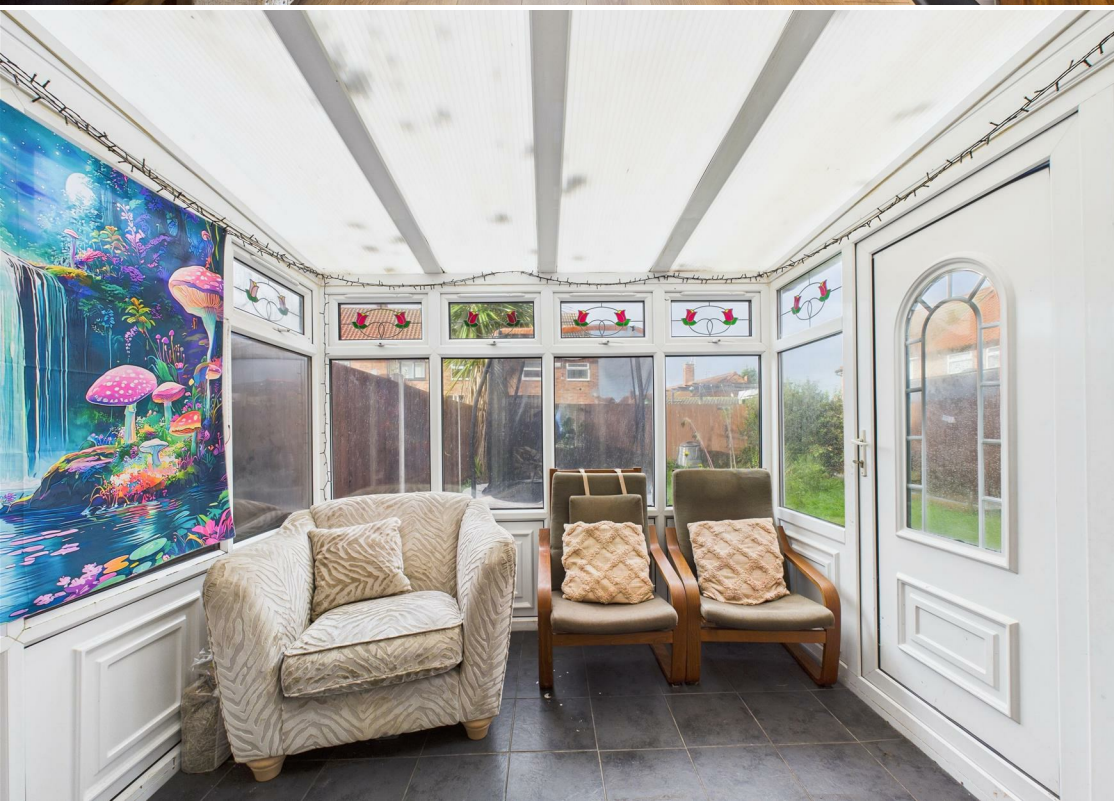
Externally, the property benefits from gardens to both the front and rear and is conveniently situated close to local amenities and excellent transport links.

Key Features

- Superb Three Double Bedroom End Terraced Home
- Excellent Location Close To Amenities
- Entrance Hall, Lounge, Dining Kitchen
- Conservatory, Rear Lobby, w.c. Storage Area
- 3 Bedrooms, Bathroom, Gardens Front & Rear
- Early Viewing Is A Must
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 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, laminate flooring and stairs to the first floor.

LOUNGE

with double glazed window to the front elevation and laminate flooring.

DINING KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, breakfast bar, sink unit, electric hob and oven, extractor hood, plumbing for dishwasher, splash back tiling, double glazed window to the rear elevation and double doors to the conservatory.

CONSERVATORY

with tiled floor and doors to the rear garden

REAR LOBBY

with double glazed door.

CLOAKROOM/W.C.

with w.c., and window

STORAGE SHED

with window, plumbing for automatic washing and boiler.

FIRST FLOOR

LANDING

with airing cupboard

BEDROOM 1

with double glazed window to the front elevation.

BEDROOM 2

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

BEDROOM 3

with double glazed window to the front elevation and laminate floor.

BATHROOM

with a three piece white suite comprising panelled bath with

rain shower over and glazed shower screen, wash hand basin with vanity unit beneath, w.c., fully tiled to walls, heated towel rail and double glazed window.

OUTSIDE

Outside are gardens to the front and rear.

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.

TENURE.

We understand that the property is Freehold.

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.

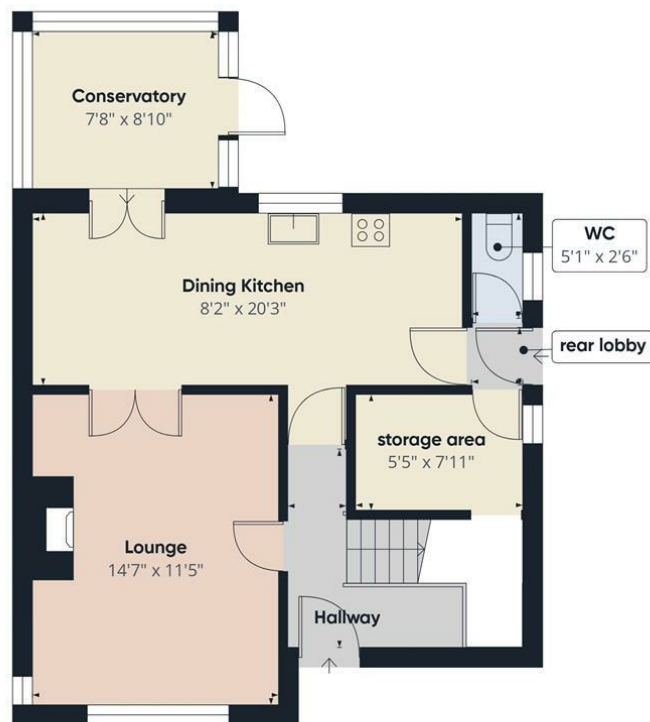
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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)

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



First Floor

Approximate total area^m
1010 ft²

(1) Excluding balconies and terraces

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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