



St. Nicholas Avenue, Hull, HU4 7AJ
Asking Price £145,000


**Philip
Bannister**
Estate & Letting Agents

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Key Features

- Credit to It's owners and Must Be Viewed Early
- Superb Location Close To Amenities
- Two Double Bedrooms
- Lounge, Dining Kitchen, Utility Room
- Cloakroom/w.c., First Floor Bathroom
- Gardens Front & Rear, Garage Via 10'
- EPC - D

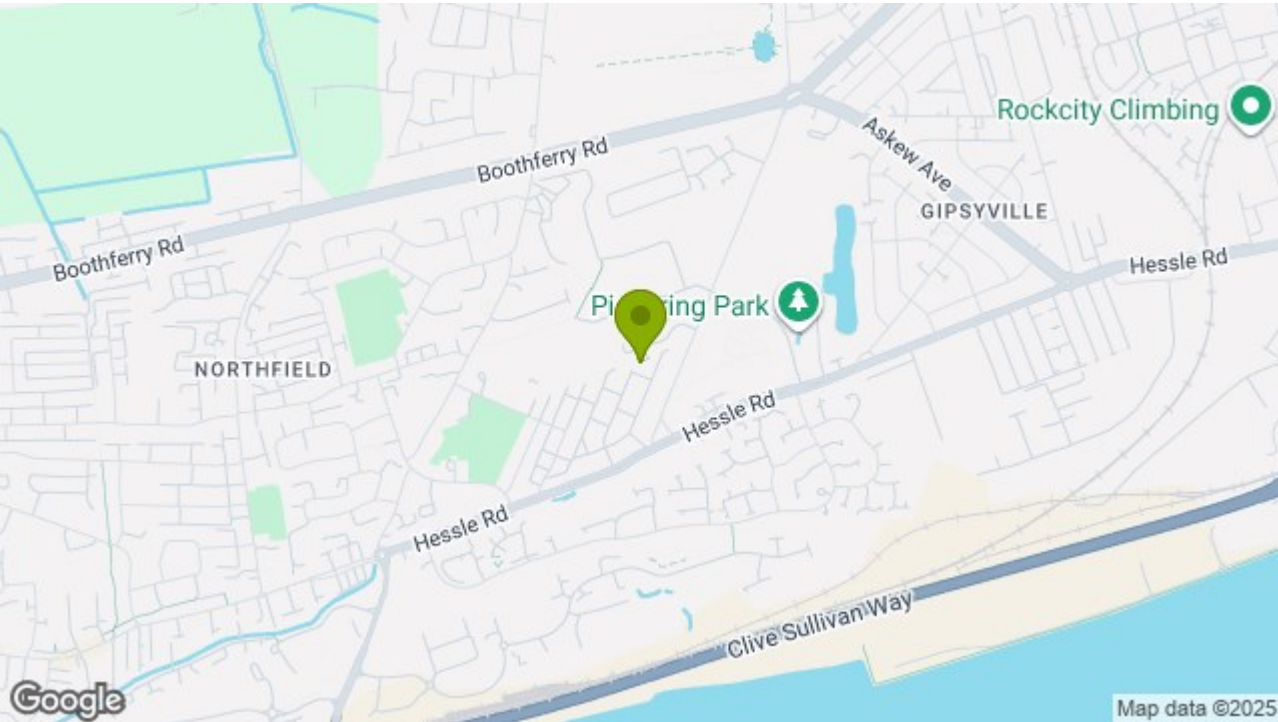
A stunning two-bedroom property located on Hesse High Road, offering superb access to local amenities, schools, and transport links. Immaculately presented throughout, this home provides ample living space and is ideal for a first-time buyer. It is truly a credit to its current owners.

The accommodation briefly comprises: entrance hall, lounge, dining kitchen, utility room, cloakroom/W.C., two double bedrooms, and a first-floor bathroom.

Outside, the property boasts larger-than-average gardens to both the front and rear, along with a garage and double bay parking via 10 foot

Call us today to secure your viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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, radiator and stairs to first floor.

LOUNGE

With double glazed window to front elevation, fire and under stairs cupboard

DINING KITCHEN

With a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, built in electric oven and hob, built in microwave, built in dish washer, extractor hood, splash backs, vinyl floor covering, double glazed window to rear elevation, and double glazed door.

REAR LOBBY

Vinyl floor covering

UTILITY ROOM

With plumbing for automatic washing machine, boiler, vinyl floor covering and double glazed window to rear elevation.

CLOAKROOM/W.C.

With 2 piece white suite, comprising w.c., wash hand basin in vanity unit, vinyl floor covering and xpelair.

FIRST FLOOR

LANDING

With access to roof void with pull down ladder.

BEDROOM 1

With two double glazed windows to the front elevation, radiator and built in wardrobes offering excellent storage facilities.

BEDROOM 2

With double glazed window to the rear elevation, radiator.

BATHROOM

With a three piece white suite, comprising panelled bath with shower attachment and glazed shower screen, wash hand basin, w.c., heated towel rail, splash back tiling, inset spot lights and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a pebbled garden for ease of maintenance with path. To the rear is a lawn garden with flower and shrub borders, patio area, decking area and garage which is accessible via a 10' access which is gated for added security and double bay parking via 10 foot.

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 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.

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.

TENURE.

We understand that the property is Freehold.



