



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Bannister Drive, Hull, Yorkshire HU9 1EJ**

### **£170,000**

**SPACIOUS DETACHED HOME NEAR HULL CITY CENTRE – THREE DOUBLE BEDROOMS – OFF-STREET PARKING**

This well-presented detached home is ideal for family living. Situated just a short drive from Hull city centre and Mount Pleasant Retail Park, which offers a supermarket and a variety of shops, this property combines convenience with comfort. The home features a side driveway and a brick-built garage, providing ample off-street parking, along with a generously sized rear garden perfect for outdoor enjoyment. Internally, the property offers an entrance hall, a spacious 25-foot living room/diner, a well-equipped kitchen, a conservatory, three double bedrooms, a first-floor shower room, and a boarded loft space for extra storage.

**DON'T MISS OUT ON THIS WONDERFUL FAMILY HOME – SCHEDULE YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM/DINER

*25'2 max x 14'10 max (7.67m max x 4.52m max)*

A generously sized open-plan lounge and dining area featuring a stylish gas fireplace and elegant French doors that lead to the conservatory

### KITCHEN

*11'10 max x 7'1 max (3.61m max x 2.16m max)*

A well-equipped kitchen offering a range of eye-level and base units with complementary work surfaces, a sink and drainer unit, a double gas oven, gas hob with overhead extractor, integrated fridge-freezer, plumbing for a washing machine, and a door providing access to the side driveway.

### CONSERVATORY

*9'9 max x 8'11 max (2.97m max x 2.72m max)*

with french doors to rear garden

## FIRST FLOOR

### BEDROOM 1

*14'10 max x 10'10 max (4.52m max x 3.30m max)*

An excellent sized double bedroom with fitted wardrobes

### BEDROOM 2

*9'5 max x 7'9 max (2.87m max x 2.36m max)*

A second good sized double

### BEDROOM 3

*9'5 max x 7' max (2.87m max x 2.13m max)*

A third double

### SHOWER-ROOM

A modern shower room featuring a low-level WC, a vanity unit with hand basin, a shower cubicle with overhead shower, and a heated towel rail for added comfort.

## SECOND FLOOR

### LOFT SPACE

*11'7 max x 11'7 max (3.53m max x 3.53m max)*

with pull down ladder for access, boarded out for storage

### OUTSIDE

A side driveway providing access to a brick-built garage. To the rear, the garden features a raised decking area, ideal for outdoor seating and entertaining.

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

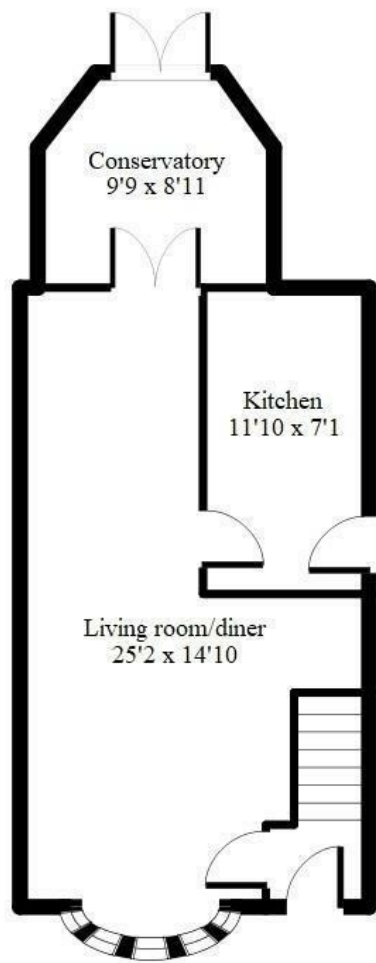
## TENURE

Symonds + Greenham have been informed that this property is Freehold

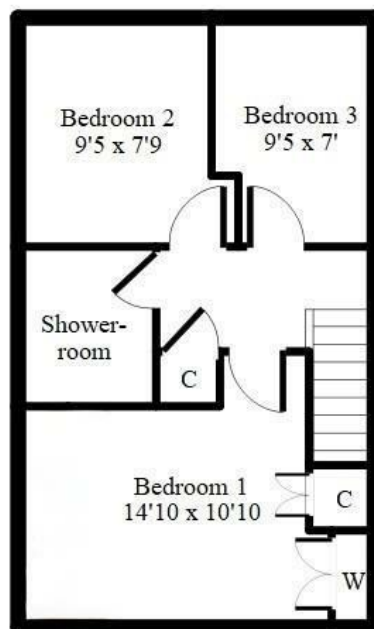
If you require more information on the tenure of this property please contact the office on 01482 444200.

## DISCLAIMER

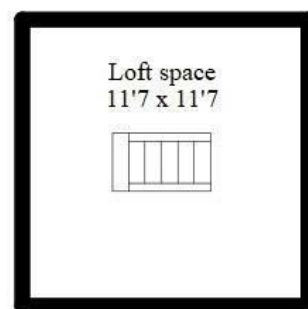
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Ground floor



First floor



Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			81
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E		59	
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

