



Loyd Street, Hull, HU10 6UQ
Offers Over £185,000

Philip
Bannister
Estate & Letting Agents

Loyd Street, Hull, HU10 6UQ

Key Features

- Superb Location Close To Amenities
- Offered With No Chain Involved
- Ideal FTB/Family Home
- 3 Bedroom Mid Terraced Property with Through lounge/dining area
- Fitted Kitchen, Conservatory and Shower room
- Parking To The front, Rear Garden and garage via 10' Access
- Early Viewing Is A Must
- EPC - C

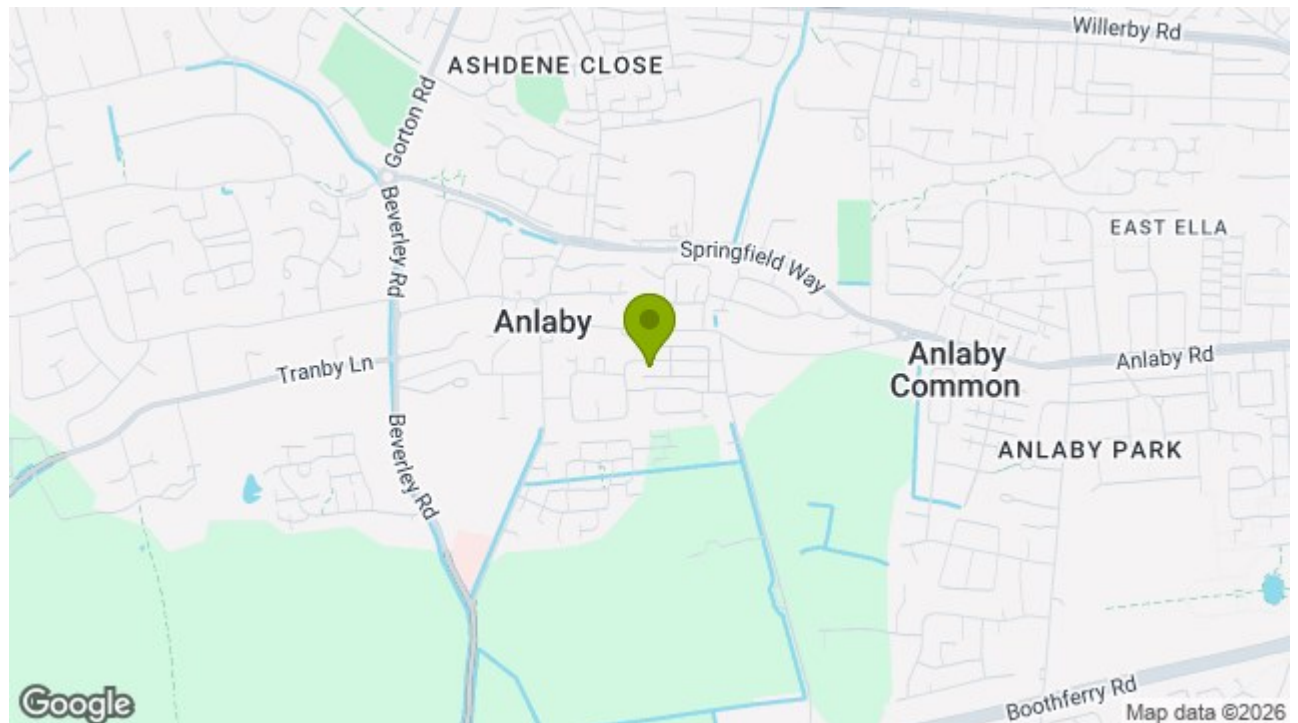
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

An exceptionally well-presented three-bedroom family home, lovingly maintained and thoughtfully improved over the years. Ideally situated on Loyd Street, the property enjoys a convenient location close to a range of local amenities and well-regarded schools.

The accommodation briefly comprises a welcoming entrance hall, a spacious through lounge/dining room providing an excellent space for both relaxing and entertaining, and an extended kitchen offering ample storage and worktop space, and a conservatory. To the first floor, the landing leads to three generously proportioned bedrooms and a modern family Shower room.

Externally, the property benefits from off-road parking to the front for multiple vehicles. To the rear, there is a beautifully maintained garden, perfect for enjoying the sun throughout the day, along with a garage accessed via a rear ten-foot.

Offered to the market with no onward chain, this superb home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate all that this property has to offer.





ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR

ENTRANCE HALL

with double glazed door, laminate flooring, understairs cupboard and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

Lounge Area - with double glazed angle bay window, feature fireplace and electric fire.

Dining Area with double glazed french doors to the conservatory.

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, double electric oven, extractor hood, vinyl flooring, plumbing for automatic washing machine and dish washer, boiler, splash back tiling, two double glazed windows to the rear and side elevation and double glazed door.

CONSERVATORY

with tiled floor and double glazed french doors on to the rear garden.

FIRST FLOOR

LANDING

with access to roof void with pull down ladder.

BEDROOM 1

with double glazed angle bay to the front elevation and a range of built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation with a range of built in wardrobes.

BEDROOM 3

with double glazed window to the front elevation.

SHOWER ROOM

with a newly installed three piece white suite, comprising shower in cubicle, wash hand basin, w.c., inset lights, heated towel rail and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a garden area offering off road parking for multiple vehicles and to the rear is a pebbled garden with patio, fish pond, raised flower bed and fencing forming boundary with gate. A garage is accessible via a rear 10'.

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.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B . (East Riding Of Yorkshire 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

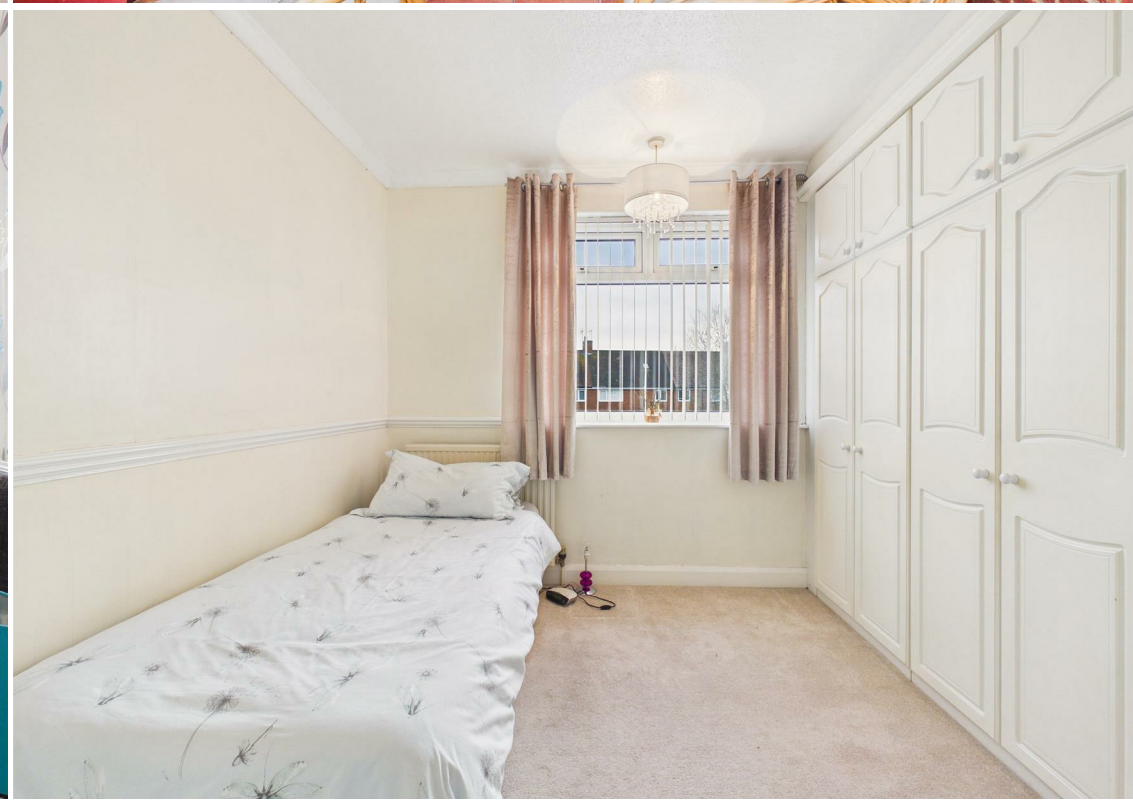
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

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)

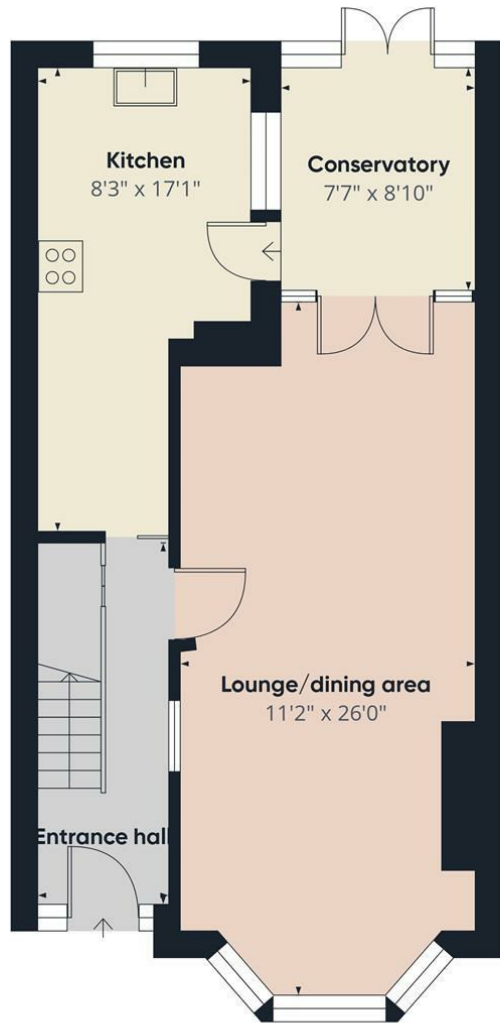
TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Ground Floor



First Floor

Approximate total area
882 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.

GIRAFFE360



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