



Trenton Avenue, Hull, HU4 7RP
Offers Over £185,000


**Philip
Bannister**
Estate & Letting Agents

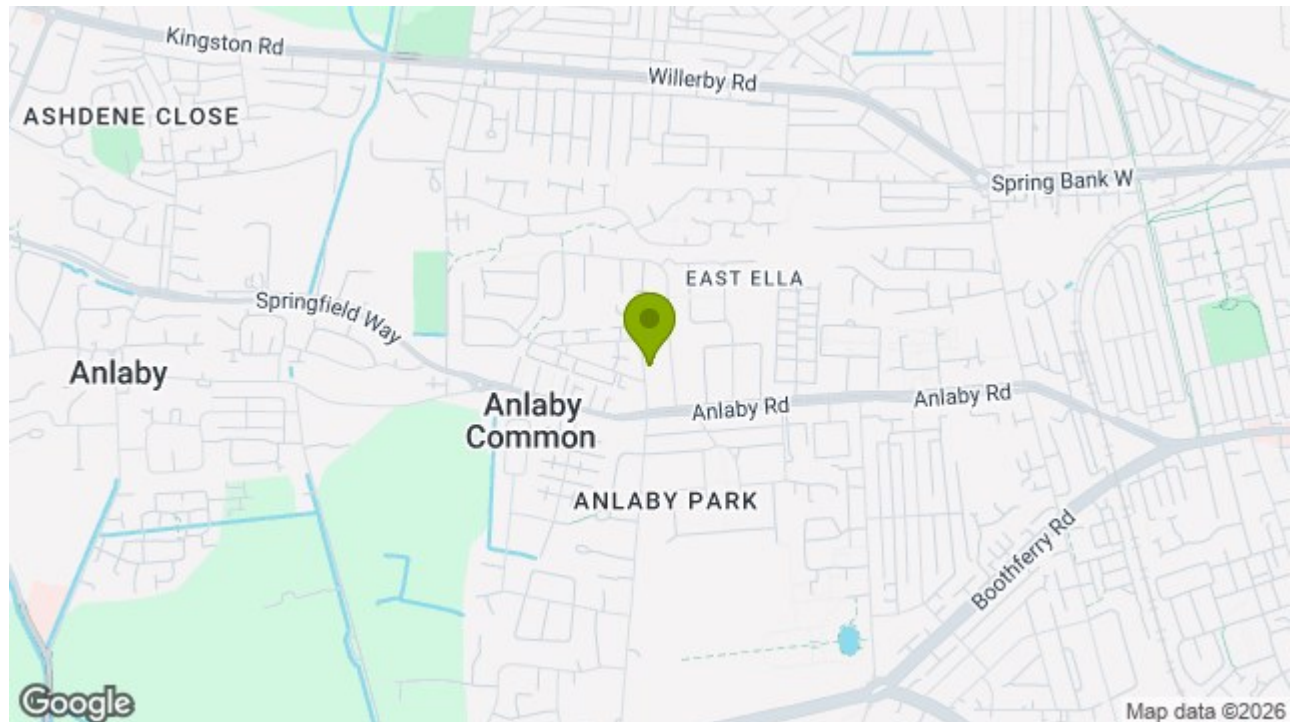
Trenton Avenue, Hull, HU4 7RP

NO CHAIN - Offered to the market with no onward chain, this three-bedroom semi-detached home is situated in a popular residential location with convenient access to local amenities and presents excellent scope for general updating throughout. The accommodation comprises an entrance hall, a spacious L-shaped lounge diner, kitchen, and a sunroom on the ground floor, while the first floor offers three bedrooms (two with fitted storage) and a shower room. Externally, the property benefits from a gated driveway leading to a garage, along with front and well-proportioned rear gardens.

Key Features

- NO CHAIN
- Scope For General Update
- 3 Bedroom Semi-Detached Home
- Spacious "L" Shaped Lounge Diner
- Kitchen & Sunroom
- Shower Room
- Driveway & Garage
- Front & Rear Gardens
- EPC = D
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor with a cupboard beneath.

LOUNGE DINER

A spacious "L" shaped lounge diner with a bay window to the front elevation and a further window to the side. There is a feature fireplace housing a coal effect gas fire and sliding patio doors open to a sunroom.

KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath tiled splashbacks. A composite sink unit sits beneath a window to the rear elevation, there is space and plumbing for an automatic washing machine and space for a free standing cooker. A door leads to:

SUN ROOM

With uPVC frames and a sliding door opening to the rear garden.

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A bay fronted double bedroom with a range of fitted furniture to include wardrobes, drawers, bedside cabinets and overhead storage.

BEDROOM 2

A double bedroom with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 3

With a window to the rear elevation.

SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC, inset vanity wash basin and a corner shower cubicle with an electric shower. There is tiling to the walls and floor, a heated towel rail, window to the side and a further porthole style window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden with half-height wall to the kerbside boundary.

REAR

The rear garden features a block paved patio which adjoins the property with steps leading down to a lawned garden with planting beds. The garden extends to the rear of the garage where there is a green house and a garden shed.

DRIVEWAY & GARAGE

A gated driveway provides off street parking and continues to the side of the property towards the garage. The brick built garage features an up and over door, side personnel door, light and power.

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 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. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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 in-house 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.

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.

AGENT 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 NTSEAT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area⁽¹⁾
883 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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