



Pickering Road, Hull, HU4 7AB
Offers Over £190,000


Bannister

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Key Features

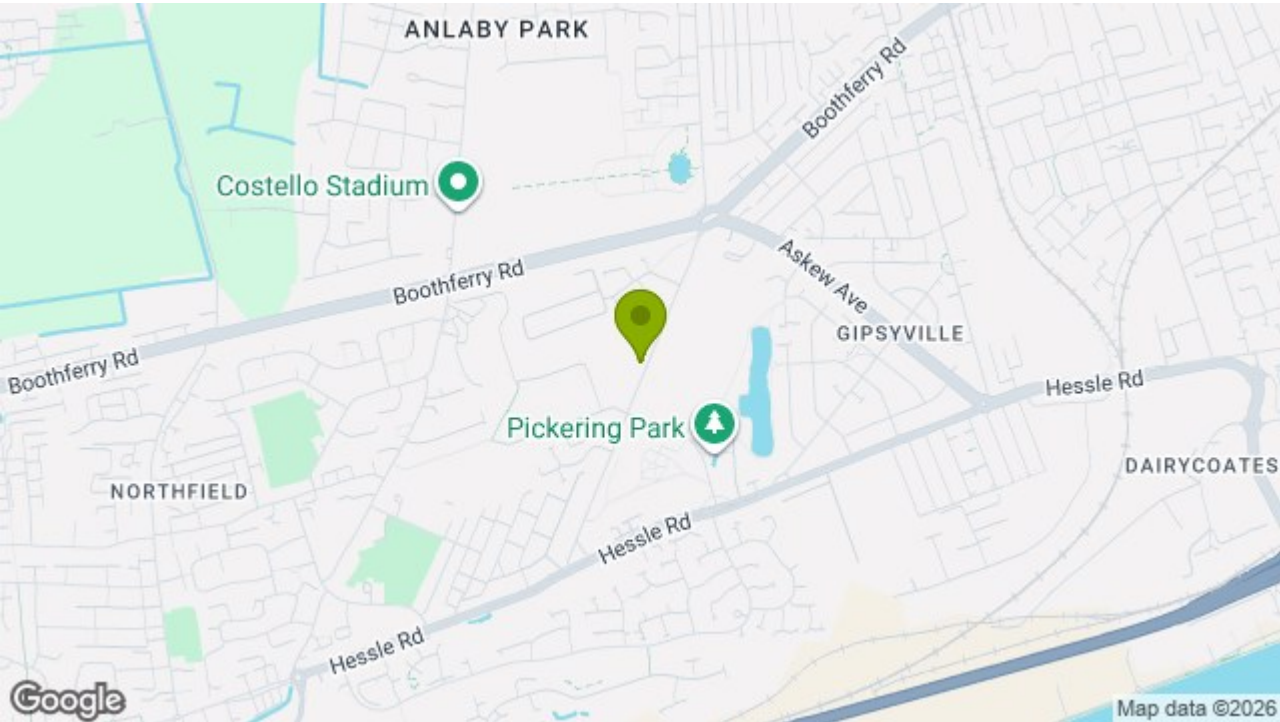
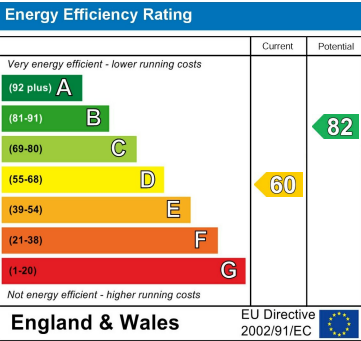
- Excellent Location With Views Over Pickering Park
- Entrance Hall, Through Lounge/Dining Area
- Kitchen, Landing, Bathroom
- Three Bedrooms, Gardens
- Shared Driveway (Limited Access)
- Semi Detached Family Home
- No Chain Involved
- EPC - D

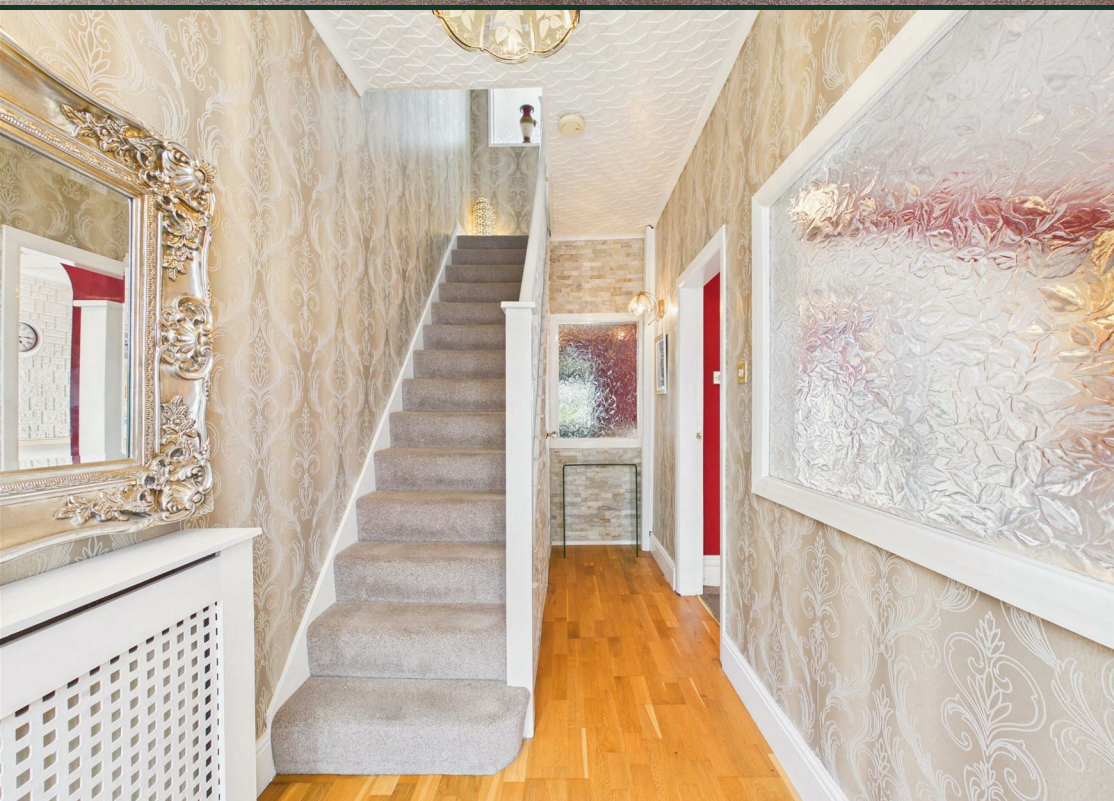
A delightful three-bedroom semi-detached home, ideally situated on the highly sought-after, tree-lined Pickering Road, enjoying attractive views over the park to the front and open aspects to the rear.

The accommodation briefly comprises an inviting entrance hall, a spacious through lounge with a defined dining area, a fitted kitchen, first-floor landing, three bedrooms, and a family bathroom.

Externally, the property enjoys gardens to both the front and rear, together with a shared driveway (with limited access) leading to a garage.

Offered to the market with no onward chain, this appealing home presents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate both the accommodation and its desirable location.





Hessle High Road - Description

The property is situated on Pickering Road 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 entrance door, wood effect flooring, under stairs cupboard and stairs to first floor.

THROUGH LOUNGE INCORPORATING DINING AREA

27'7 into bay x 13'2 widening to 19'2 (8.41m into bay x 4.01m widening to 5.84m)
Lounge Area - with double glazed angle bay window to the front elevation, feature fireplace, gas fire (not tested) and arch to:

Dining Area - with radiator and double glazed French style doors onto the rear garden,

KITCHEN

14'6 x 7'6 (4.42m x 2.29m)
with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric hob, electric oven, space for microwave and fridge freezer, plumbing for automatic washing machine, splash back tiling, double glazed door to the rear garden and two double glazed windows to the side and rear elevations.

LANDING

with access to roof void.

BEDROOM 1

14'6 into bay x 9'6 (4.42m into bay x 2.90m)
with double glazed angle bay window, built in wardrobes and radiator.

BEDROOM 2

12' x 9'11 (3.66m x 3.02m)
with double glazed window to the rear elevation,, radiator and storage cupboard housing boiler.

BEDROOM 3

8'10 x 6'5 (2.69m x 1.96m)
with double glazed window to the front elevation and radiator.

BATHROOM

5'10 x 9'1 (1.78m x 2.77m)
with three piece coloured suite, comprising panelled bath, wash hand basin, w.c., tiled to walls, radiator and double glazed window to the rear elevation.

EXTERNAL

To the front of the property is a walled and fence garden with gate with views over Pickering Park and to the rear is a paved garden for ease of maintenance, with open aspect to the rear, flower beds and borders, larger than average garage, and fencing and double gates.

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 C (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 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 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold





Ground Floor



First Floor

Approximate total area^m
1020 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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