



Bernadette Avenue, Hull, HU4 7PS
£185,000

Philip
Bonnister
Estate & Letting Agents

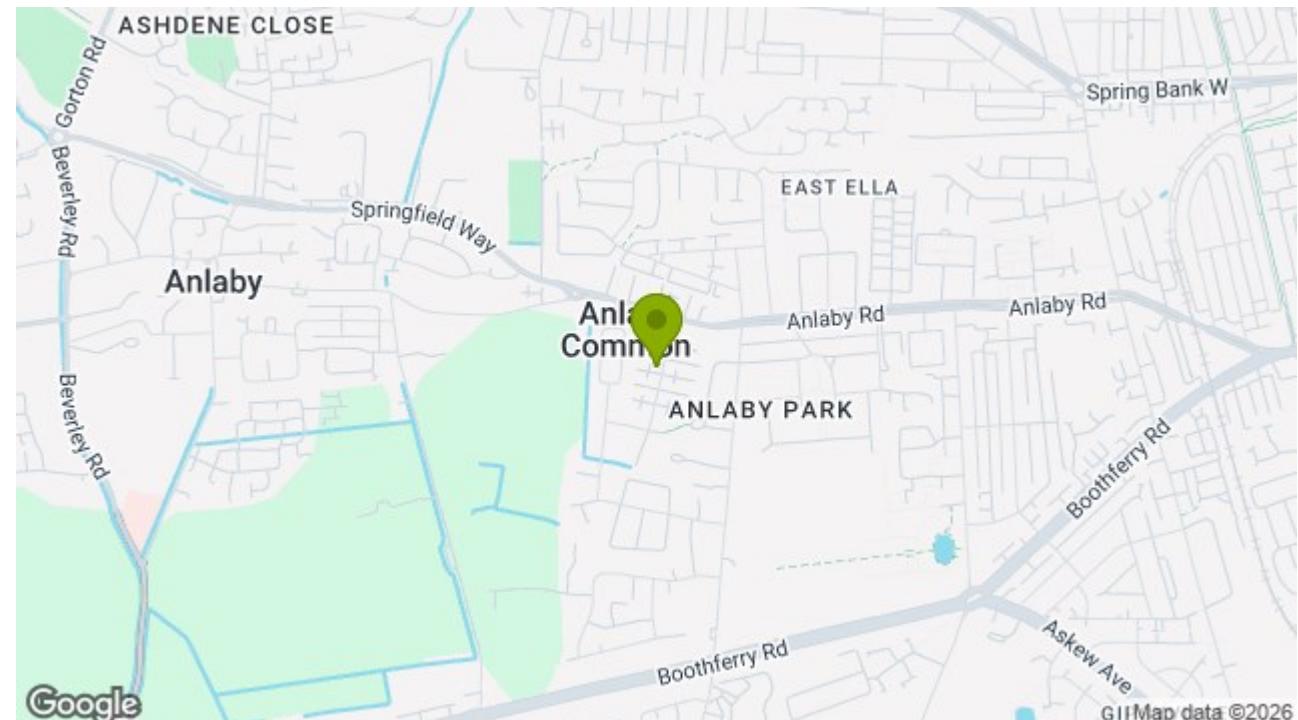
Bernadette Avenue, Hull, HU4 7PS

Key Features

- No Onward Chain
- 3 Bedrooms + Loft Room
- Vastly Extended
- Off-Street Parking
- Landscaped Rear Garden
- Immaculately Presented Throughout
- Sought-After Location
- EPC =

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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		

Offered to the market with no onward chain, this beautifully presented home is the perfect choice for first-time buyers and growing families alike. Boasting extended accommodation, the property benefits from generous and highly versatile ground floor living space, ideal for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, complemented by a thoughtfully converted loft room offering additional flexible space for a home office, playroom or guest area. Externally, the property enjoys a driveway to the front, a landscaped low-maintenance rear garden perfect for relaxing or hosting, and the added advantage of a garage accessed via the tenfoot, providing excellent storage and convenience.





ANLBY COMMON

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING / DINING ROOM

A generous reception space with ample room for both living and dining, further benefitting from a bay window to the front elevation and a log burning stove and sliding doors leading to the conservatory.

CONSERVATORY

A perfect addition to the property providing further reception space with a nice aspect over the rear garden.

KITCHEN

With white shaker wall and base units, laminated work surfaces with splashbacks. Integrated appliances include an Electric Hob, Electric Oven and an Extractor hood. Further benefitting from plumbing for both an Automatic Washing Machine and a Dishwasher, window to the rear elevation and a door leading to the Conservatory.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with a bay window to the front elevation, fitted furniture including wardrobes and chest of drawers.

BEDROOM 2

A further bedroom of double proportions with a window to the rear elevation and fitted furniture including wardrobes and chest of drawers.

BEDROOM 3

A single bedroom with window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail, window to the rear elevation, tiled walls and recessed spotlights.

LOFT AREA;

LOFT ROOM

A versatile space with a fixed staircase, recessed spotlights, eaves storage and a Velux window.

EXTERNAL;

FRONT

A drive providing off-street parking for 2 vehicles.

REAR

Landscaped rear garden with block paved patio area and footpath, artificially turfed lawn, timber gate and fencing.

GARAGE

Detached single garage with light and power, up and over door and a side door.

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 (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.

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. This should be clarified by your legal representative.

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.

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.

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)



