



Bristol Road, Hull, HU5 5XP
£725 Per Calendar Month



Platinum Collection

Bristol Road, Hull, HU5 5XP

A delightfully presented 2 bedroom home. Situated in a very popular location. Offered unfurnished and available immediately. Must view!



Bristol Road, Hull, HU5 5XP

Key Features

- Ready To View
- 2 Bedrooms
- Fabulous Dining Kitchen
- Great Rear Garden
- Off-Street Parking
- Popular Location
- Council Tax = A
- EPC = D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	88
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR;

LIVING ROOM

A generous living room with laminate wood flooring and a window to the front elevation.

DINING KITCHEN

A well equipped kitchen with a comprehensive range of wall and base units, a breakfast bar, integrated oven, hob and extractor.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with 2 windows to the front elevation.

BEDROOM 2

A generous bedroom with window to the rear elevation.

SHOWER ROOM

A modern shower room with shower enclosure, WC and a wash hand basin.

EXTERNAL;

FRONT

With ample off-street parking.

REAR

A pleasant rear garden with shaped lawn and patio area.

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 . (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.

TENANCY INFORMATION

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

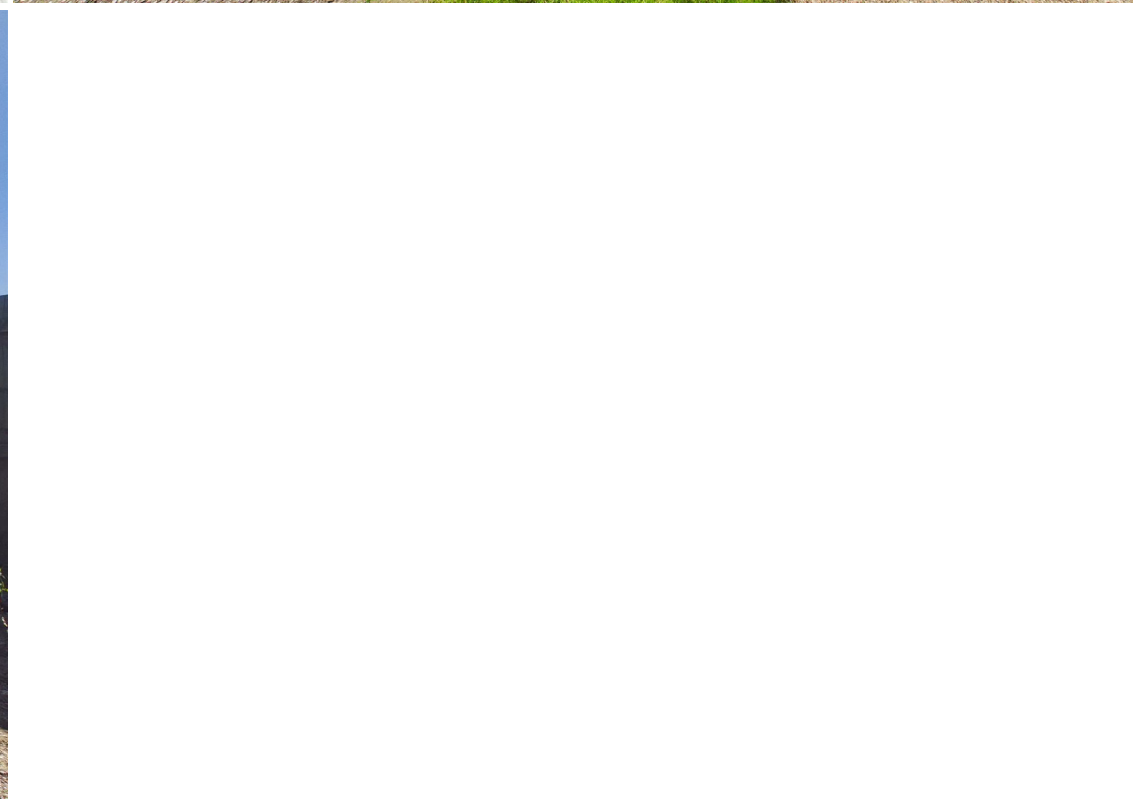
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£167.30) . The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

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)



Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

