



Graham Avenue, Hull, HU4 7AN  
Offers Over £170,000

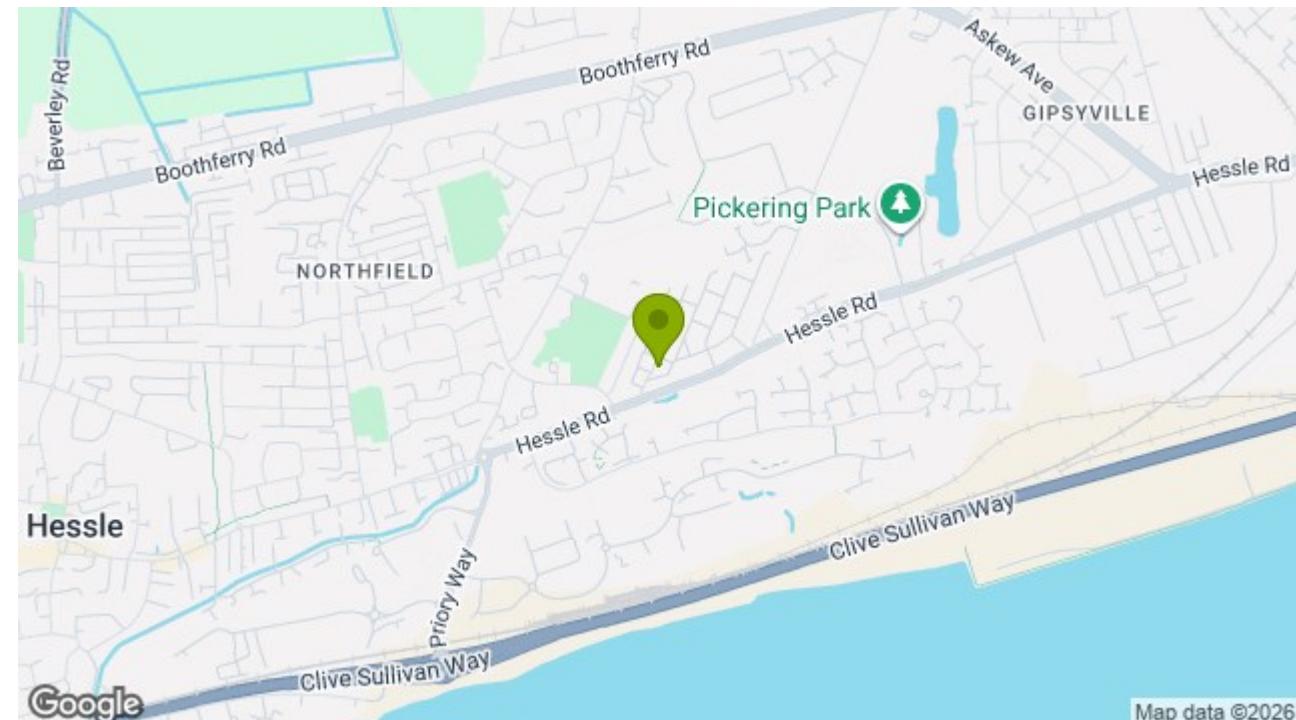
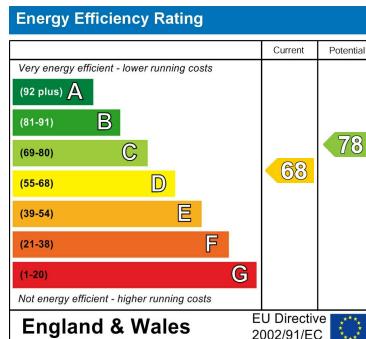
Philip  
**Bannister**  
Estate & Letting Agents

# Graham Avenue, Hull, HU4 7AN

This vastly extended and beautifully remodelled terraced property has been transformed into a perfect family home, offering versatile and generous reception space throughout. Stylishly modern and well presented, it boasts a bright and contemporary interior, complemented by a low-maintenance rear garden and the added benefit of a garage. Designed with practicality and comfort in mind, the property is offered to the market with no onward chain, making it an ideal opportunity for those seeking a ready-to-move-into home.

## Key Features

- No Onward Chain
- Vastly Extended
- Sought-After Location
- Garage
- Low Maintenance Rear Garden
- Turn-Key Opportunity
- Versatile and Generous Living Accommodation
- EPC =





## Hessle High Road - Description

The property is situated 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

A welcoming entrance hall with stairs off.

#### LIVING ROOM

A generous living room with bay window to the front elevation, laminate wood flooring and open to the Dining Area.

#### DINING AREA

A versatile reception space open to the Living room with French doors leading to the conservatory and access to the under-stairs cupboard.

#### GARDEN ROOM

Superb addition to the property providing further versatile reception space with tiled flooring and underfloor heating, vaulted ceiling, radiator and French doors to the front and rear elevations.

#### KITCHEN

With two tone wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a 6 ring Gas Hob, Extractor Hood and a Sink Unit, with further plumbing for an Automatic Washing Machine and Dishwasher. Further benefitting from tiled flooring, window to the side elevation and a door to the rear.

### WC

With low flush WC, vanity wash hand basin and a window to the rear elevation.

### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with bay window to the front elevation.

#### BEDROOM 2

A generous bedroom with laminate wood flooring and window to the rear elevation.

#### BEDROOM 3

A single bedroom with window to the front elevation.

#### BATHROOM

With a four piece suite comprising of a panelled bath, shower enclosure, low flush WC and a wash hand basin. Further benefiting from tiled walls, window to the rear elevation, recessed spotlights and a radiator.

### LOFT AREA;

#### LOFT ROOM

With fixed spiral staircase, eaves storage, recessed spotlights and 2 Velux windows.

### 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 (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.

### 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.

### 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)





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