



Bowmont Way, Hull, HU7 3HL
Asking Price £120,000



Platinum Collection

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A superb two-bedroom semi-detached home, ideally positioned on the ever-popular Kingswood development and conveniently located close to an excellent range of local amenities. These include a retail park, doctors' surgery, leisure and entertainment facilities, and well-regarded schools.

This well-presented property would make an ideal purchase for first-time buyers or investors alike. The accommodation briefly comprises an inviting entrance hall, a comfortable lounge, a modern kitchen, and a convenient cloakroom/WC to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from attractive gardens to both the front and rear, along with a private side driveway providing off-street parking.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer, with no chain involved.



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Key Features

- No chain Involved
- Early Viewing Is A Must
- Exceptional Value for Money
- Two Bed Semi Detached House
- Kitchen, Bathroom and Cloakroom/w.c.
- Gardens, Driveway
- Popular Location with Good Amenities.
- EPC -C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			89
(69-80) C		72	
(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	

KINGSWOOD

Kingswood is a thriving new area located on the Northern outskirts of the City. In recent years it has expanded to a large popular area with superb dedicated shopping & leisure facilities including ASDA supermarket & cinema/bowling alley etc. Good road connections offer easy access to Hull City Centre, Beverley, Humber Bridge & A63/M62 motorway links.

GROUND FLOOR

ENTRANCE HALL

with panelled door, laminate flooring and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece suite, comprising wash hand basin and w.c.

LOUNGE

with double glazed french doors leading out on to the rear garden and laminate flooring.

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, splash back tiling and double glazed window to the front elevation.

FIRST FLOOR

LANDING

with access to roof void.

BEDROOM 1

with double glazed window to the front elevation and laminate flooring.

BEDROOM 2

with double glazed window to the rear elevation and laminate flooring.

BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and double glazed window to the rear elevation

OUTSIDE

Outside are gardens to the front and rear and a side driveway offering off road parking.

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.

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 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.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

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)

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.

PREMIUM CONVEYANCING

“Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

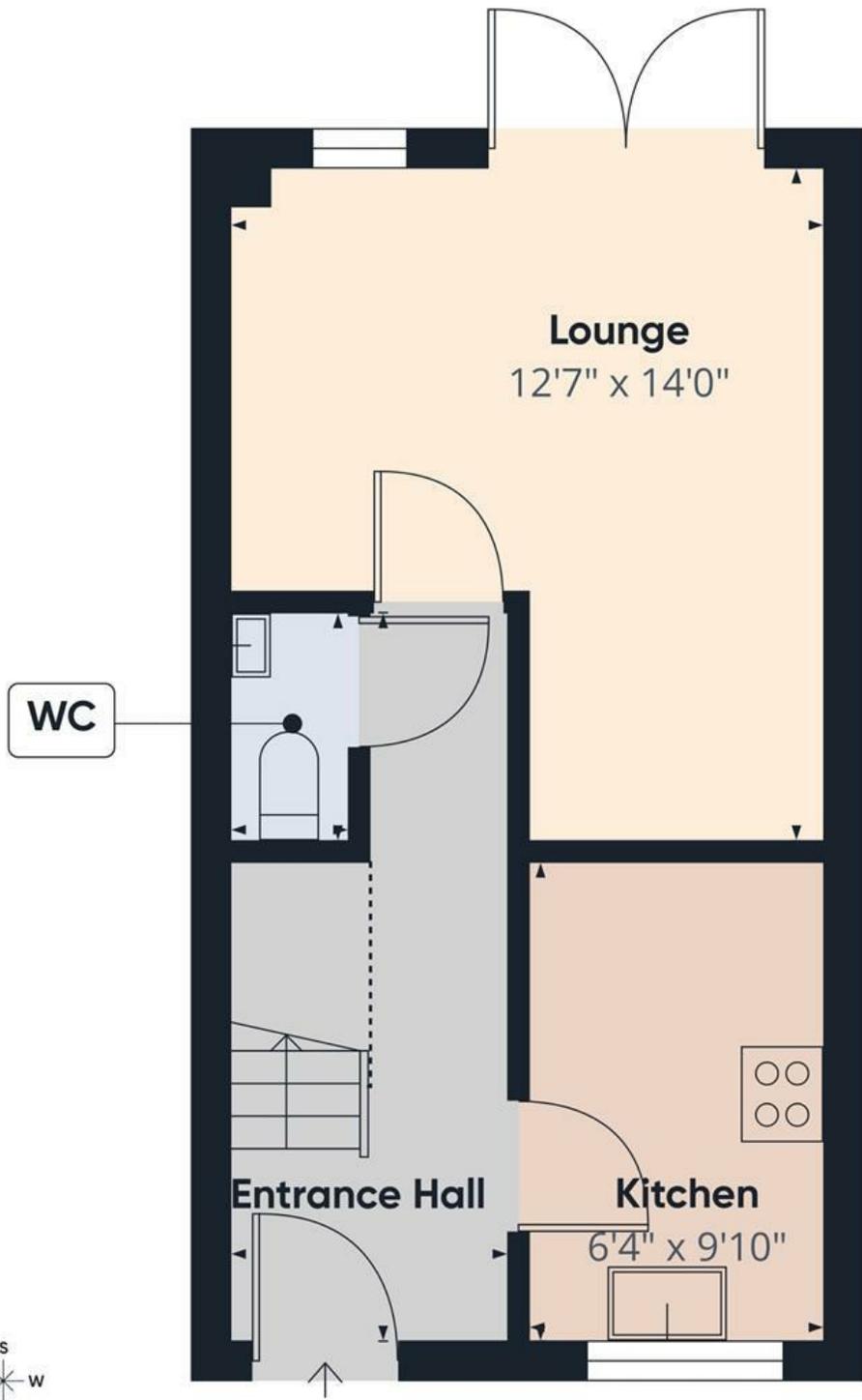
The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.”



First Floor



Ground Floor

Approximate total area⁽¹⁾
565 ft²

Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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

