

Campion Avenue, Hull, HU4 7AP

Asking Price £159,950

Philip Bannister

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Key Features

- Excellent Location Close to Amenities
- Three Bedroom Semii Detached Home
- Entrance Hall, Lounge, Dining Area
- Breakfast Kitchen, w.c., Landing
- 3 Bedrooms, Bathroom, Rear Graden
- Parkig to The Front, Drive And Garage
- Early Viewing Is A Must
- EPC - D

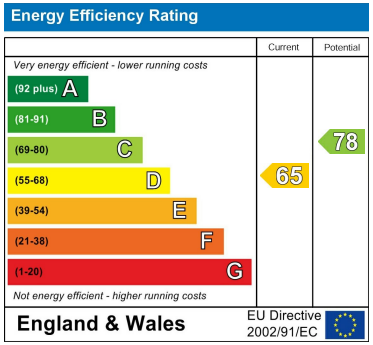
An excellent opportunity to purchase this attractive three-bedroom semi-detached family home, occupying a highly sought-after location, conveniently positioned close to local amenities and offering good transport links.

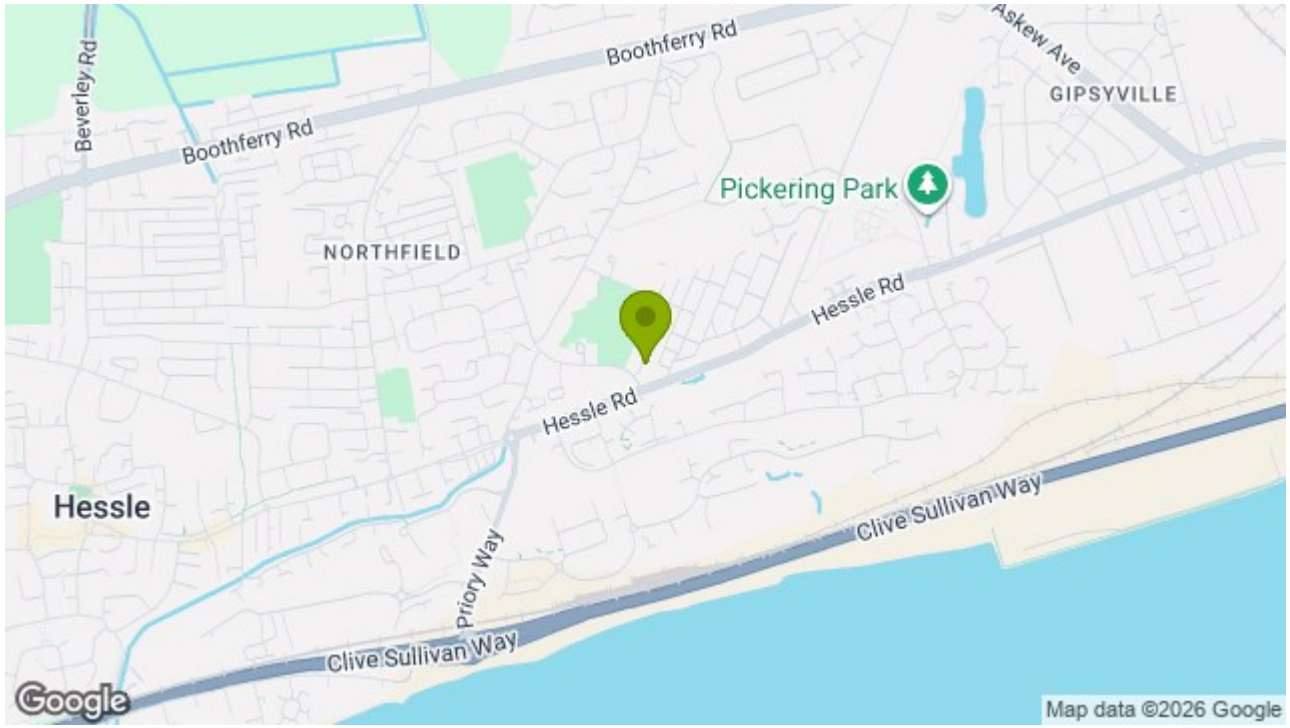
The property provides spacious and well-proportioned accommodation, making it an ideal purchase for first-time buyers, young couples and growing families alike.

The accommodation briefly comprises: entrance hall, spacious through lounge with dining area, breakfast kitchen, ground floor cloakroom/WC, three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden, together with off-street parking and a garage, providing excellent outdoor space and practical convenience.

Early viewing is strongly recommended to fully appreciate the accommodation and location on offer. Contact us today to arrange your viewing and avoid disappointment!













Hessle High Road - Description

The property is situated conveniently off Hessle High Road with local shops, public transportation and 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, understairs cupboard housing boiler, and stairs to the first floor.

LOUNGE AREA

with double glazed angle bay window to the front elevation, feature fireplace and gas fire.

DINING AREA

with double glazed window to the side elevation, laminate flooring and a feature fireplace with wood burner.

BREAKFAST KITCHEN

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

CLOAKROOM/W.C.

with w.c.

FIRST FLOOR

LANDING

with access to roof void

BEDROOM 1

with double glazed window to the front elevation.

BEDROOM 2

with double glazed window to the rear elevation.

BEDROOM 3

with double glazed window to the rear elevation.

BATHROOM

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

OUTSIDE

Outside to the front of the property is a key block paved garden offering off road parking, along with a shared driveway leading to a garage. To the rear is a lawn garden with hedging and fencing forming boundary.

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





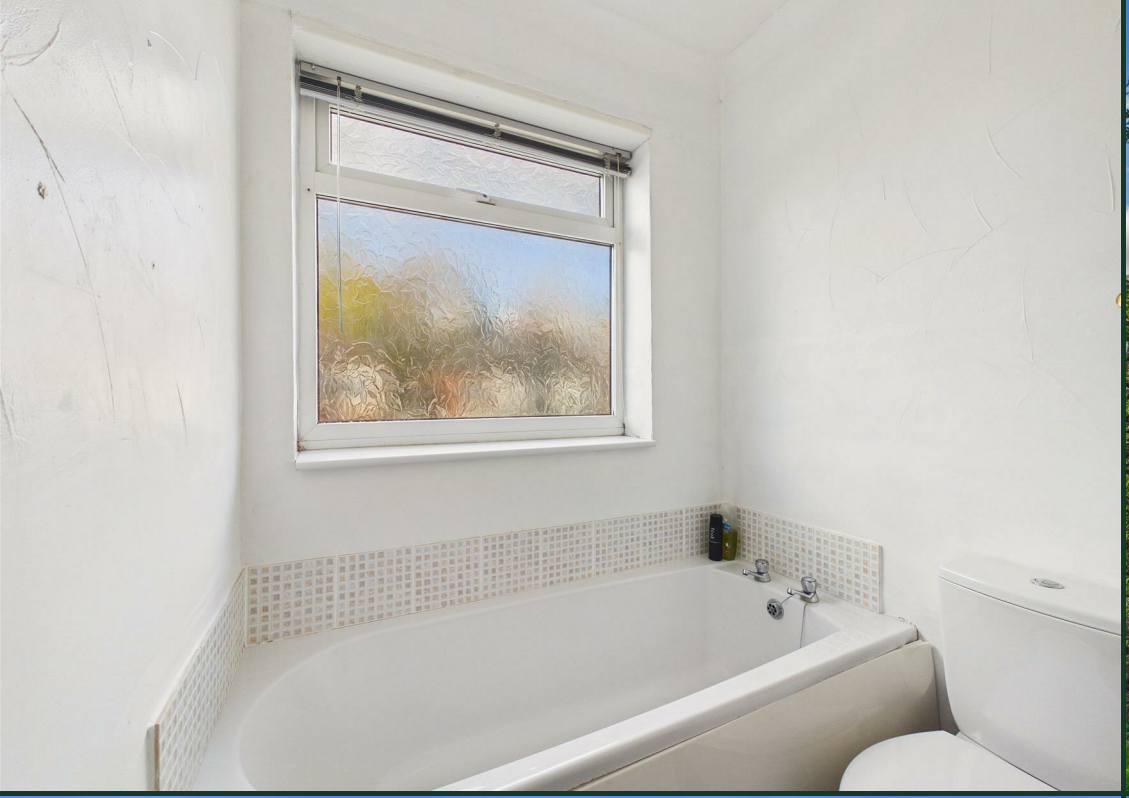




representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point 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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











Approximate total area(1)

867 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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