



Ellerbeck Court, Hull, HU8 9XJ  
Offers Over £110,000

Philip  
**Bannister**  
Estate & Letting Agents

# Ellerbeck Court, Hull, HU8 9XJ

## Key Features

- Perfect, Ideal First Time Buyer Home
- Sought After Residential Area
- Pleasant Courtyard/Cul De Sac
- 3 Bedroom Mews Style Home
- Lounge, Dining Area, Kitchen, Bathroom
- Pleasant Rear Garden and Parking Space to The Front
- No Chain Involved
- EPC - C

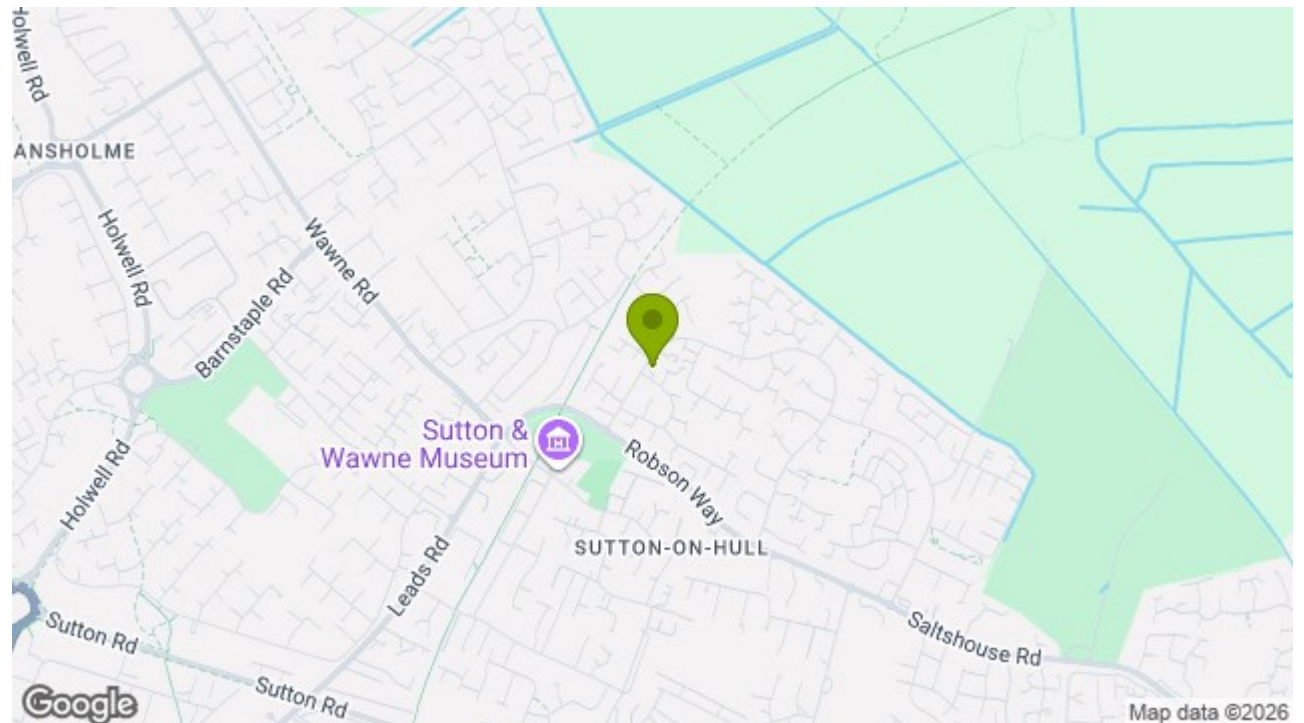
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A well-presented three-bedroom mews-style terraced home, perfectly suited to first-time buyers. Ideally located on the ever-popular Howdale Road in Sutton, the property is offered to the market with no onward chain, ensuring a smooth and straightforward purchase.

The accommodation briefly comprises entrance, a spacious lounge flowing into a defined dining area, and a fitted kitchen. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from a charming rear garden, ideal for relaxing or entertaining. Positioned within a pleasant courtyard setting, the home also enjoys the advantage of allocated parking.

Early viewing is highly recommended—contact us today to arrange your appointment.





## SUTTON/HOWDALE ROAD

Situated on the ever popular Howdale Road development of Saltshouse Road to the east of the City, within close proximity to sought after schools, the amenities of Sutton village a short stroll, and local transport close by.

## GROUND FLOOR

### ENTRANCE

With entrance door.

### LOUNGE

with sealed unit double glazed window to the front elevation, E7 Heater and stairs to the first floor.

### DINING AREA

With E7 heater and double glazed french style doors onto the rear garden.

### KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric oven & Hob, extractor hood, plumbing for automatic washing machine, vinyl flooring and sealed unit double glazed window to the rear elevation.

## FIRST FLOOR

### LANDING

with airing cupboard and access to roof void.

### BEDROOM 1

with sealed unit double glazed window to the front elevation and built in wardrobes.

### BEDROOM 2

with double glazed window to the rear elevation.

### BEDROOM 3

with sealed unit double glazed window to the rear elevation.

### BATHROOM

with a three piece suite, comprising panelled bath, wash hand basin, w.c., splash back tiling and extractor fan.

## OUTSIDE

Outside to the front of the property is a courtyard with parking space and to the rear is a lovely pebbled and paved garden for ease of maintenance with fencing forming boundary and gate

## GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are

connected to the property.

CENTRAL HEATING - The property has the benefit of a ELECTRIC heating.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

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.

## 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 NTSEAT 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)

## TENURE.

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

## 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.





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