



Hotham Road South, Hull, HU5 5LE  
Asking Price £155,000

Philip  
**Bannister**  
Estate & Letting Agents

# Hotham Road South, Hull, HU5 5LE

## Key Features

- An Extended Two Bed Home Which Is A Credit To It's Current Owner
- Ideal Location Close to Local Amenities & Schools.
- Entrance Hall, Lounge, Dining Kitchen, Utility Lobby
- Cloakroom/w.c., Two Bedrooms, Bathroom
- Gardens Front & Rear, Off Road Parking.
- Early Viewing Is A Must, To Appreciate This Home
- EPC -

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>		
(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	

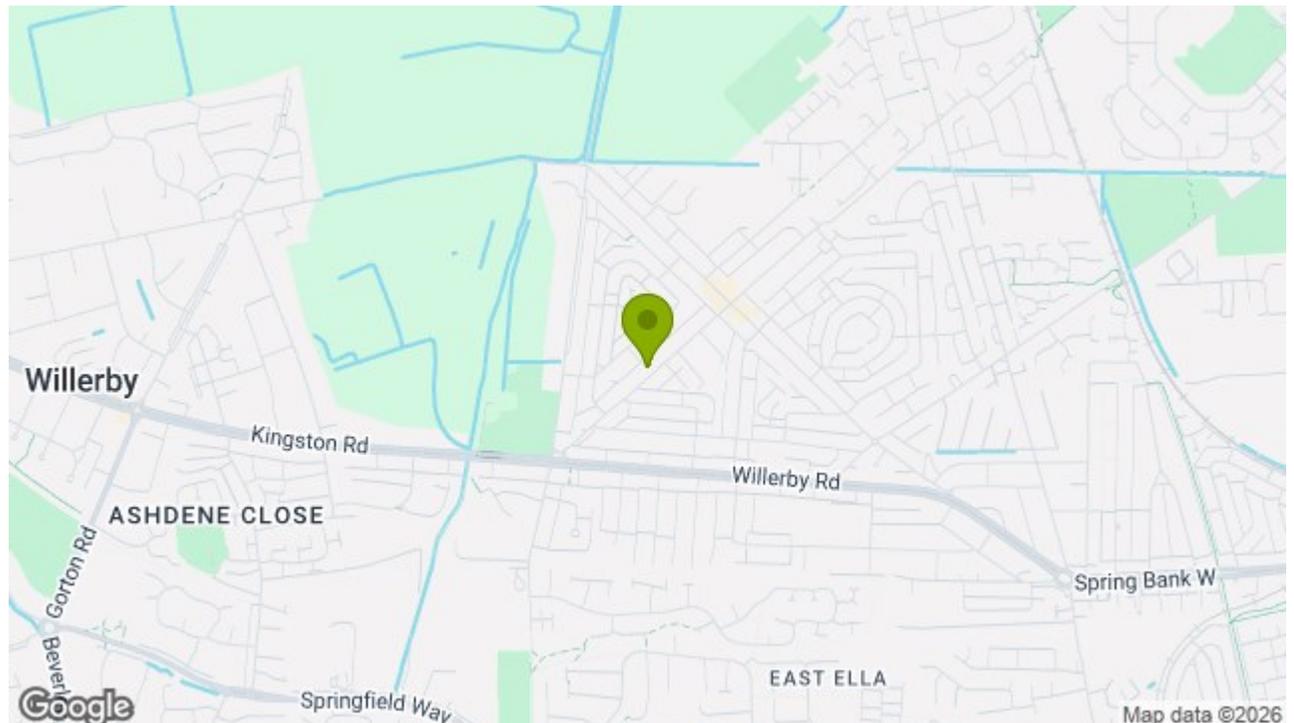
An exceptional and immaculately presented two-bedroom starter home, thoughtfully renovated to a high standard by the current owners. Internal viewing is essential to fully appreciate the quality and finish on offer.

The property has been extended and briefly comprises an inviting entrance hall, a stylish lounge, a contemporary dining kitchen, along with a useful utility lobby and ground floor cloakroom/WC. To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance frontage providing off-street parking. To the rear is an enclosed garden laid mainly to lawn, complemented by a patio seating area, garden shed, and secure boundary fencing with gated access to the rear ten-foot.

Ideally positioned to the west of the city, the property enjoys close proximity to a range of local amenities, reputable schools, and excellent transport links.

Early viewing is highly recommended, as strong interest is anticipated.





## **GROUND FLOOR;**

### **ENTRANCE HALL**

with double glazed entrance door, laminate flooring and stairs to the first floor.

### **LIVING ROOM**

with double glazed bow style window to the front elevation and feature fireplace with wood burner.

### **DINING KITCHEN**

with a range of base and wall units, work surfaces, drawers, hob, oven, extractor hood, built in fridge and freezer, wine fridge, inset lights, splash back tiling, tiled floor, decorative radiator and double glaze french doors on to the rear garden.

### **UTILITY ROOM**

with a range of base and wall unit, work surfaces, plumbing for automatic washing machine and space for dryer.

### **WC**

with a two piece white suite, w.c., wash hand basin, splash back tiling.

## **FIRST FLOOR;**

### **BEDROOM 1**

with two double glazed windows to the front elevation, built in wardrobes and decorative radiator.

### **BEDROOM 2**

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

### **BATHROOM**

with a three piece white suite, comprising panelled bath with rain shower over and glazed screen, wash hand basin with vanity unit beneath, w.c., half tiled, tiled floor and double glazed window to the rear elevation.

## **EXTERNAL;**

### **FRONT**

To the front of the property is a pebbled and paved front garden offering off road parking.

### **REAR**

To the rear is an enclosed garden laid mainly to lawn, complemented by a patio seating area, garden shed, and secure boundary fencing with gated access to the rear ten-foot.

## **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 A. (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**

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.

### **TENURE**

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

### **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)



