



St. Georges Road, Hull, HU3 6EJ  
Asking Price £120,000

Philip  
**Bannister**  
Estate & Letting Agents

# St. Georges Road, Hull, HU3 6EJ

A spacious three-bedroom family home, conveniently situated on St Georges Road within easy reach of a wide range of local amenities, schools and transport links. Offering excellent potential throughout, the property would benefit from a degree of modernisation, making it an ideal opportunity for purchasers looking to create a home to their own taste and specification.

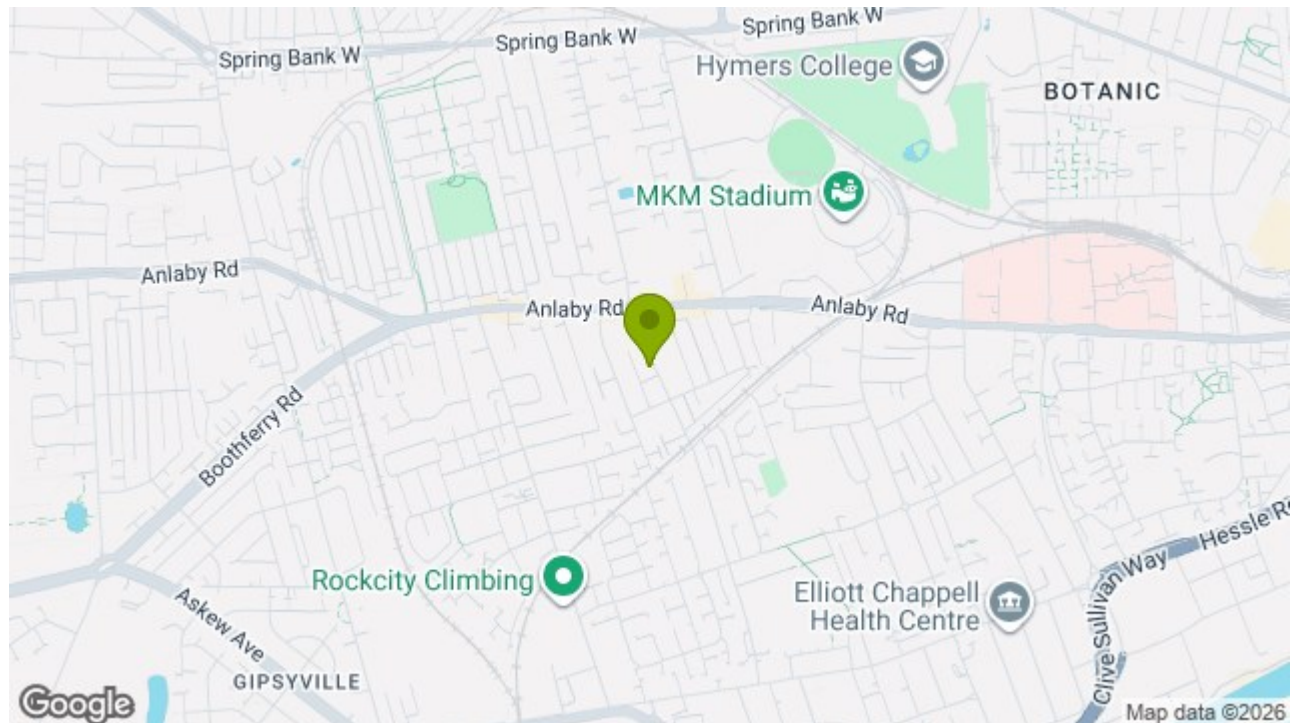
The accommodation briefly comprises: entrance hall, lounge, dining area, breakfast room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a forecourt to the front, an enclosed rear garden and a garage.

Early viewing is recommended to fully appreciate the potential this property has to offer. Contact us today to arrange your viewing.

## Key Features

- Three Bedroom Terraced Family Home
- In Need of Some Updating
- Entrance Hall, Lounge, Dining Area
- Breakfast Room, Kitchen, Landing
- Bathroom and Forecourt, Rear Garden & Garage
- 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **ANLABY ROAD**

Ideally located off Anlaby Road & Hessle Road close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## **GROUND FLOOR**

### **ENTRANCE HALL,**

with half glazed door, understairs cupboard and stairs to the first floor.

### **LOUNGE AREA**

with angle bay window and fire.

### **DINING AREA**

with window

### **BREAKFAST ROOM**

with square bay window and vinyl flooring

### **KITCHEN AREA**

with a range of base and wall units, laminate work surfaces, stainless steel sink unit, plumbing for automatic washing machine and two windows to the rear and side elevation.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1**

with window to the front elevation, built in cupboard and storage recess.

### **BEDROOM 2**

with window to the rear elevation and storage recess.

### **BEDROOM 3**

with window to the rear elevation.

### **BATHROOM**

with a three piece suite, comprising panelled bath, shower over the bath, wash hand basin, w.c., vinyl flooring and window to the side elevation.

### **OUTSIDE**

Outside to the front of the property is a forecourt area and to the rear is a good sized garden with garage.

## **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 SOME 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.

## **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 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)

## **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.



