



Appleton Road, Hull, HU5 4PJ
Offers Over £140,000



Platinum Collection

Appleton Road, Hull, HU5 4PJ

A well-proportioned three-bedroom end-terrace residence offering excellent potential for modernisation and enhancement. Benefitting from a private driveway and garage, this property is ideally suited to a range of buyers.

Conveniently positioned close to reputable schools and excellent transport links, the property is offered to the market with no onward chain.

The accommodation briefly comprises an entrance hall, spacious lounge, dining area, kitchen, rear lobby and utility area to the ground floor. To the first floor, there are three bedrooms and a shower room. Externally, the property enjoys gardens to both the front and rear.

Early viewing is highly recommended to fully appreciate the potential on offer.



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Key Features

- Superb Location Close to Schools and Good Road Links
- Three Bedroom End Terrace Home in Need Of Some Updating
- Entrance Hall, Lounge, Dining Area, Kitchen
- Rear & Utility Lobby, Landing, Three Bedrooms
- Shower Room, Gardens Front & Rear, Drive & Garage
- Early Viewing Is A Must, & No Chain Involved
- EPC -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRICKNELL AVENUE

Bricknell Avenue is a popular residential area with the Avenues shopping and leisure area and the village of Cottingham and its many amenities just a short driving distance away. There are a number of local shops and Kelvin Hall School and Wyke College are in the immediate area. Good public transportation is available to the city centre, many parts of the city and the village of Cottingham.

GROUND FLOOR

ENTRANCE HALL

with double glazed door and double glazed window to the front elevation, understairs cupboard and stairs to the first floor.

LOUNGE

with double glazed window to the front elevation, feature fireplace, gas fire and arch to :-

DINING AREA

with double glazed window to the rear elevation.

KITCHEN

with a range of base and wall units, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, splash back tiling, tiled floor, plumbing with dishwasher, double glazed window to the rear elevation and double glazed door.

REAR LOBBY

with double glazed door, tiled floor and door to garage.

UTILITY LOBBY

with base and wall units, sink unit, tiled floor, splash back tiling and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with double glazed window to the side elevation.

BEDROOM 1

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

BEDROOM 2

with double glazed window to the rear elevation and storage cupboard.

BEDROOM 3

with double glazed window to the front elevation, and storage cupboard.

SHOWER ROOM

with a two piece suite, comprising shower cubicle, wash hand basin, storage cupboard and double glazed window to the side elevation.

SEPARATE W.C.

With w.c. and double glazed window to the side elevation.

OUTSIDE

Outside to the front of the property is a garden and drive which leads to a garage. To the rear and side is a lawn garden with shed 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 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)

AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

TENURE.

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

AML.

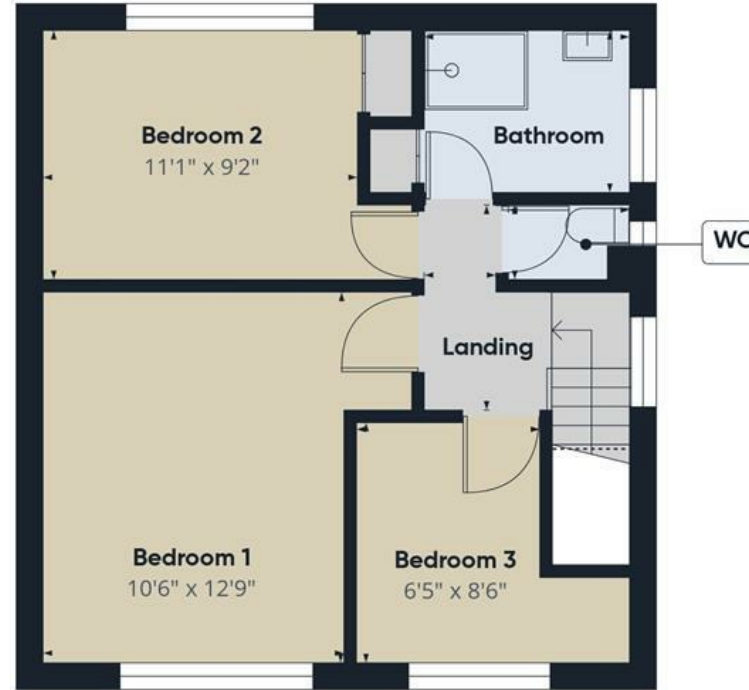
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



Bannister
For Sale



Ground Floor



First Floor

Approximate total area⁽¹⁾
1092 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.

GIRAFFE360





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