

Hotham Road South, Hull, HU5 5UE

Offers Over £160,000

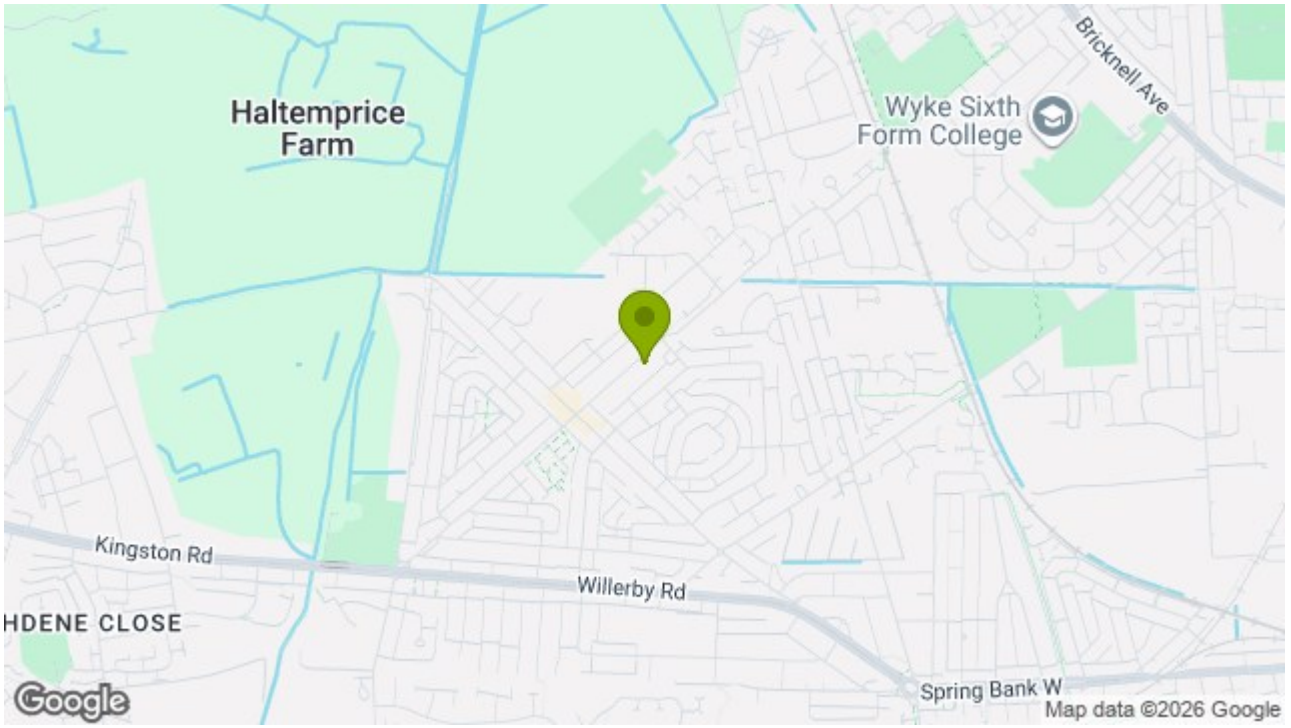
Philip Bannister

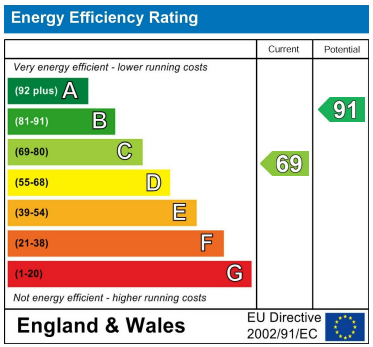
Hotham Road South, Hull, HU5 5UE

Vastly extended and fabulously presented, this impressive three-bedroom home is situated within a highly sought-after location and offered for sale with no onward chain. The property provides modern and versatile accommodation with well-proportioned living spaces, complemented by a great-sized rear garden. Further benefits include a front driveway and a rear garage, providing excellent parking and storage.

Key Features

- No Onward Chain
- 3 Bedrooms
- Fabulous Dining Kitchen
- Popular Location
- Sputh Easterly Facing Rear Garden
- Off-Street Parking
- Garage
- EPC =













GROUND FLOOR;

ENTRANCE HALL
Providing access to the accommodation with stairs off.

LIVING ROOM
A well proportioned living space with laminate wood flooring, a bay window to the front elevation and access to the under-stairs cupboard.

LIVING DINING KITCHEN
A vastly extended dining kitchen with fantastic aspect over the rear garden. The kitchen benefits from grey shaker wall and base units, laminated work surfaces and splashback. Integrated appliances include an Electric Hob, Electric Oven and an Extractor. Further benefitting from ample dining/living space with French doors leading to the rear garden.

FIRST FLOOR;

BEDROOM 1
A bedroom of double proportions with a fitted wardrobes and windows to the front elevation.

BEDROOM 2
A generous bedroom with window to the rear elevation.

BEDROOM 3
A further generous bedroom with storage cupboard and a window to the rear elevation.

BATHROOM
Superb bathroom with a three piece suite comprising of a panelled bath with an overhead shower, a vanity wash hand basin and a WC. Further benefitting from heated towel rail and recessed spotlights.

EXTERNAL;

FRONT
A driveway providing ample off-street parking.

REAR
South-Easterly facing rear garden with block paved patio area, shaped lawn, timber fencing and a garage.

GARAGE
Accessed via the rear garden and a tenfoot.

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 . (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)











Approximate total area(1)

758 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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