



Meadowbank Road, Hull, HU3 6XW
Offers Over £180,000


Bannister

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Key Features

- Early Viewing Is A must, Call Us Today
- Superb Property Which Is A Credit to It' Current Owner
- Entrance Hall, Lounge and Open plan Dining Area & Kitchen
- Cloakroom/w.c., Landing
- 3 Bedrooms, Bathroom
- Rear Garden & Parking To The Front for 2 Cars.
- EPC -

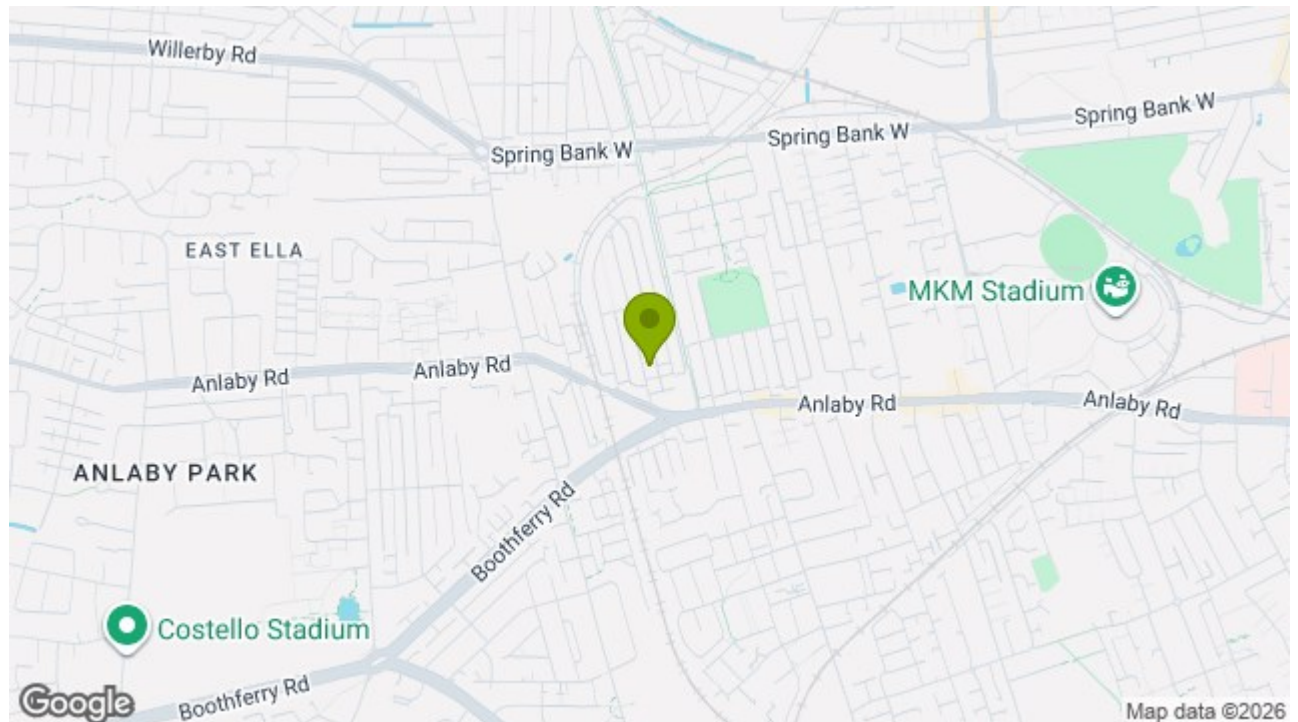
A superb three-bedroom mid-terraced property, ideally situated on the popular Meadowbank Road to the west side of Hull. Conveniently positioned for a range of local amenities, excellent transport links and easy access to Hull city centre, this well-presented home offers spacious and versatile accommodation throughout.

The property briefly comprises an entrance hall, a comfortable lounge, a generous dining area with an open-plan aspect to the kitchen, and a convenient ground-floor cloakroom/W.C. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking for two vehicles, complete with an electric vehicle charging point. To the rear is a pleasant enclosed garden, together with 10ft access.

A property of genuine appeal, which is clearly a credit to its current owners. Early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC 





ANLABY HIGH ROAD

Ideally located off Anlaby High 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 double glazed entrance door, tiled floor, wood panelling to walls, understairs cupboard and stairs to the first floor.

LOUNGE

with double glazed angle bay window to the front elevation, feature fireplace, electric fire and laminate flooring.

DINING AREA

with built in units, tiled floor, inset lights and double glaze french doors to the rear garden.

KITCHEN AREA

with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric hob and oven, extractor hood, splash back tiling, tiled floor, inset lights and double glazed window to the side elevation.

CLOAKROOM/W.C.

with w.c. with wash hand basin above, plumbing for automatic washing machine, tiled floor and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with access to roof void with pull down ladder.

BEDROOM 1

with double glazed angle bay window to the front elevation.

BEDROOM 2

with double glazed window to the rear elevation and built in cupboard.

BEDROOM 3

with double glazed window to the front elevation.

BATHROOM

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., splash back tiling, tiled floor and double glazed window to the rear elevation.

OUTSIDE

To the front of the property is parking for two cars and an EV charger and to the rear is a pleasant lawn garden, patio areas, shed, 10' access and fencing forming boundary with gate.

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 B. (East Riding Of Yorkshire 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

fixtures 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.

TENURE.

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

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)

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.



