



Swallowfield Drive, Hull, HU4 6UG
Asking Price £275,000


**Philip
Bannister**
Estate & Letting Agents

Swallowfield Drive, Hull, HU4 6UG

Key Features

- Superb Cul De Sac Location On Summergroves Way
- Credit to It's Current Owner
- Entrance Hall, Lounge, Dining kitchen
- Utility Room, Cloakroom/w.c., Landing
- Four Bedrooms, Bathroom
- Gardens Front & Rear, Drive and Garage
- Early Viewing Is A Must
- EPC - C

An immaculately presented four-bedroom detached residence, beautifully refurbished throughout by the current owners to an exceptional standard. Offering stylish and contemporary living accommodation, this superb home must be viewed at the earliest opportunity to fully appreciate the quality and finish on offer.

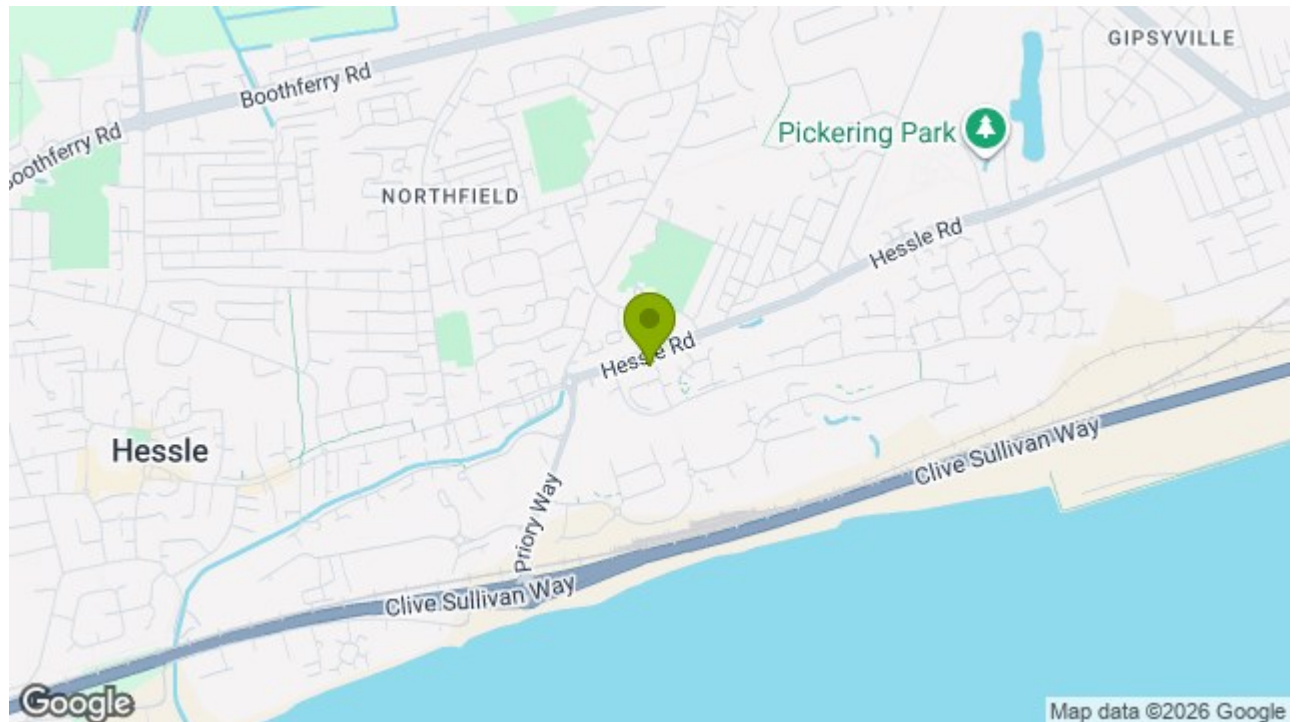
Situated within a quiet cul-de-sac on the highly sought-after Summergroves development, the property enjoys convenient access to a range of local amenities, reputable schools and excellent transport links.

The accommodation briefly comprises: welcoming entrance hall, spacious lounge, modern dining kitchen, utility room and cloakroom/W.C. to the ground floor. To the first floor are four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from attractive gardens to the front and rear, a driveway providing off-street parking for two vehicles, and an integral garage.

A true credit to the current owners, this outstanding family home is presented to a high standard throughout, and early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Hessle High Road - Description

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

GROUND FLOOR

ENTRANCE HALL

with newly installed composite door, LVT flooring, inset lights and stairs to the first floor.

LOUNGE

with double glazed window to the front elevation, LVT flooring and arch through to the :-

DINING KITCHEN

The dining kitchen is all newly fitted with a range of base and wall units, pan drawers, laminate work surfaces, sink unit, electric hob and oven, extractor hood, built in dishwasher, wine fridge, LVT flooring, inset lights, double glazed window to the rear elevation and double glazed french doors onto the rear garden

UTILITY ROOM

with wall cupboard housing boiler, built in fridge/freezer, plumbing for automatic washing machine, laminate work surface, inset lights and double glazed door.

CLOAKROOM/W.C.

with two piece white suite comprising w,c, and wash basin in vanity beneath, LVT flooring, heated towel rail and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with inset lights and access to roof void.

BEDROOM 1

with double glazed window to the front elevation and inset lights.

BEDROOM 2

with double glazed window to the front elevation, built in cupboard and inset lights.

BEDROOM 3

with double glazed window to the rear elevation and inset lights.

BEDROOM 4

with double glazed window to the rear elevation and inset lights.

BATHROOM

with three piece white suite, comprising panelled bath with rain shower over and glazed shower screen, wash hand basin, w.c., tiled floor, fully tiled to walls, inset lights, xpelair and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is an open plan lawn garden with double driveway leading to an integral garage. To the rear is an enclosed lawn garden with patio area, shed 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 D . (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)

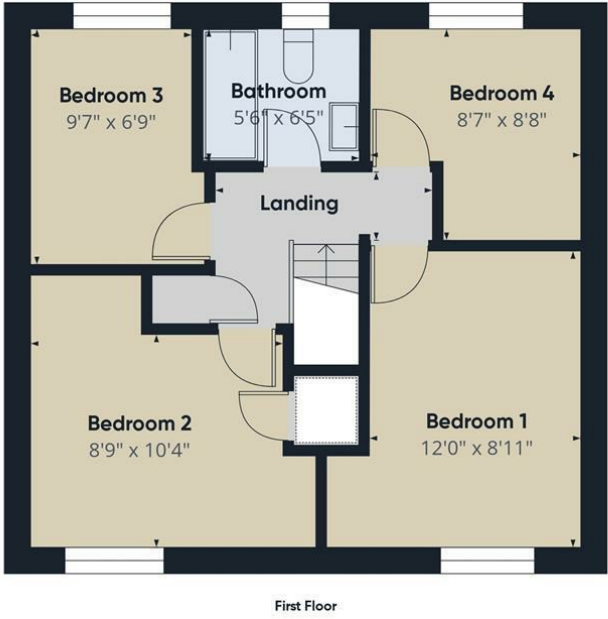
TENURE.

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.





Approximate total area
970 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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