



Reynolds Close, Melton, HU14 3HR  
£225,000


Philip  
**Bannister**  
Estate & Letting Agents

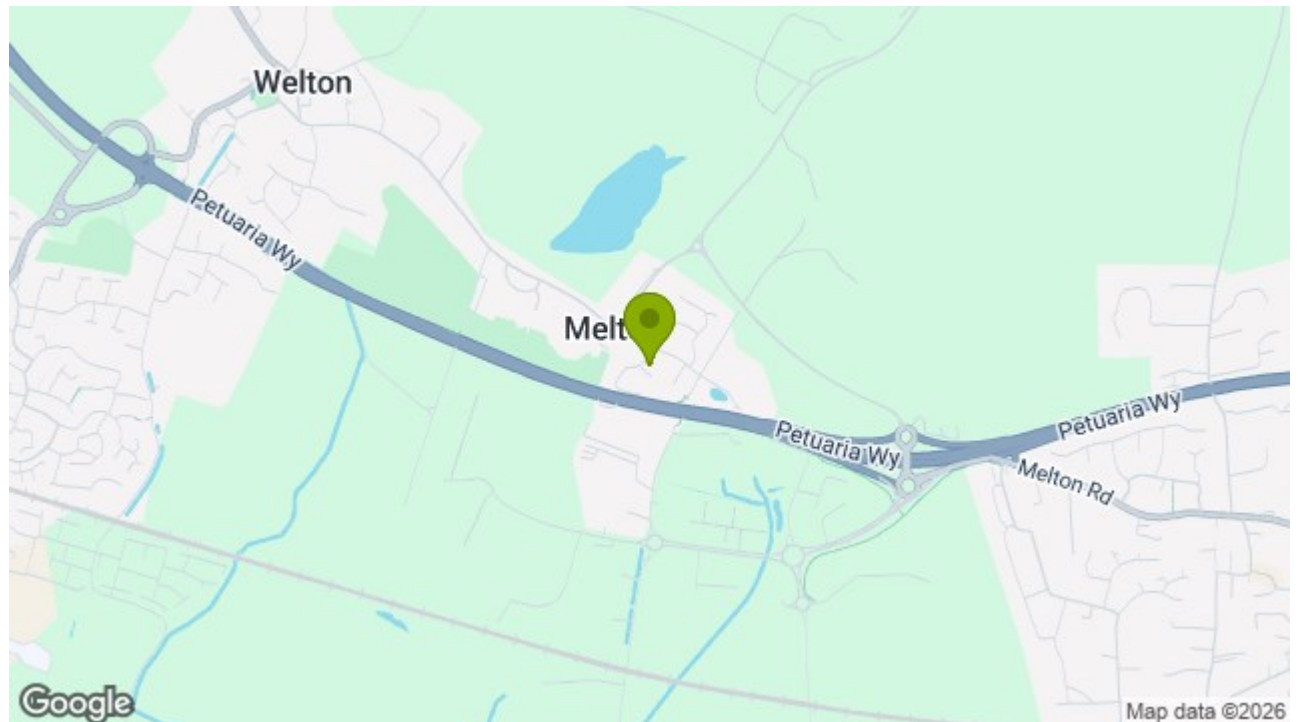
# Reynolds Close, Melton, HU14 3HR

NO CHAIN - Offered with no onward chain, this spacious two-bedroom semi-detached bungalow enjoys an attractive position within a small cul-de-sac and benefits from extended living accommodation. The well-planned layout comprises a welcoming entrance hall, generous lounge opening through to an extended and versatile additional reception room, fitted kitchen, bathroom, and two double bedrooms, both featuring fitted furniture. Externally, the property enjoys pleasant gardens to both the front and rear, while a block-paved side driveway provides ample off-street parking and leads to a larger-than-average detached garage.

## Key Features

- NO CHAIN
- Spacious Semi-Detached Bungalow
- Extended Living Accommodation
- 2 Fitted Double Bedrooms
- Front & Rear Gardens
- Side Driveway & Large Garage
- Cul-De-Sac Location
- EPC = TBC
- Council Tax = C

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>		78
(55-68) <b>D</b>	61	
(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	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a useful storage cupboard and internal access to the accommodation.

#### LOUNGE

A spacious front facing reception room with a large window to the front elevation. There is a feature fireplace housing a living flame gas fire and an opening to:

#### DINING ROOM

A versatile space with windows to two elevations and a door leading to the rear of the property.

#### KITCHEN

The kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a ceramic 1 1/2 bowl sink unit with mixer tap positioned beneath a window to the rear, there is an integral double oven/grill, space is available for a fridge freezer and plumbing for an automatic washing machine. There is a door leading to the rear garden.

#### BEDROOM 1

A spacious double bedroom with fitted wardrobes and a large window to the front elevation.

#### BEDROOM 2

A further double bedroom with fitted wardrobes, drawers and a matching bedside cabinet. There is a window to the rear elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite that comprises WC and vanity wash basin within fixed storage unit and a panelled bath with a glazed screen and a thermostatic shower over. There is tiling to the walls and floor, a heated towel rail and two windows to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with a half-height wall to the kerbside boundary. A footpath leads to the entrance door.

#### REAR

The pleasant rear garden is mainly laid to lawn with slate borders and planting beds. A block paved patio is adjoining the property and there is a mixture of timber fencing and hedging to the boundary.

### DRIVEWAY & GARAGE

A block paved driveway provides off street parking and continues the length of the property where it meets a detached garage. The garage is larger than average and features an up and over door, light and power.

## 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 PVC double glazed frames and timber sealed unit glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**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.

### TENURE

We understand that the property is Freehold.

### VIEWINGS.

Strictly by appointment with the sole agents.

### 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.

### PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

### 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 in-house 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.

### AGENT 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; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area<sup>m</sup>  
800 ft<sup>2</sup>

(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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