



Ulverston Road, Hull, HU4 7HL
Offers Over £160,000


Bannister

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Key Features

- Superb Location
- 3 Bedroom Home with 2 Loft Areas
- Entrance Hall, Lounge, Dining Area
- Kitchen, Shower Room
- Off Road Parking to the front,
- Rear Garden, Garage Via 10' Access
- Early Viewing A Must
- EPC - D

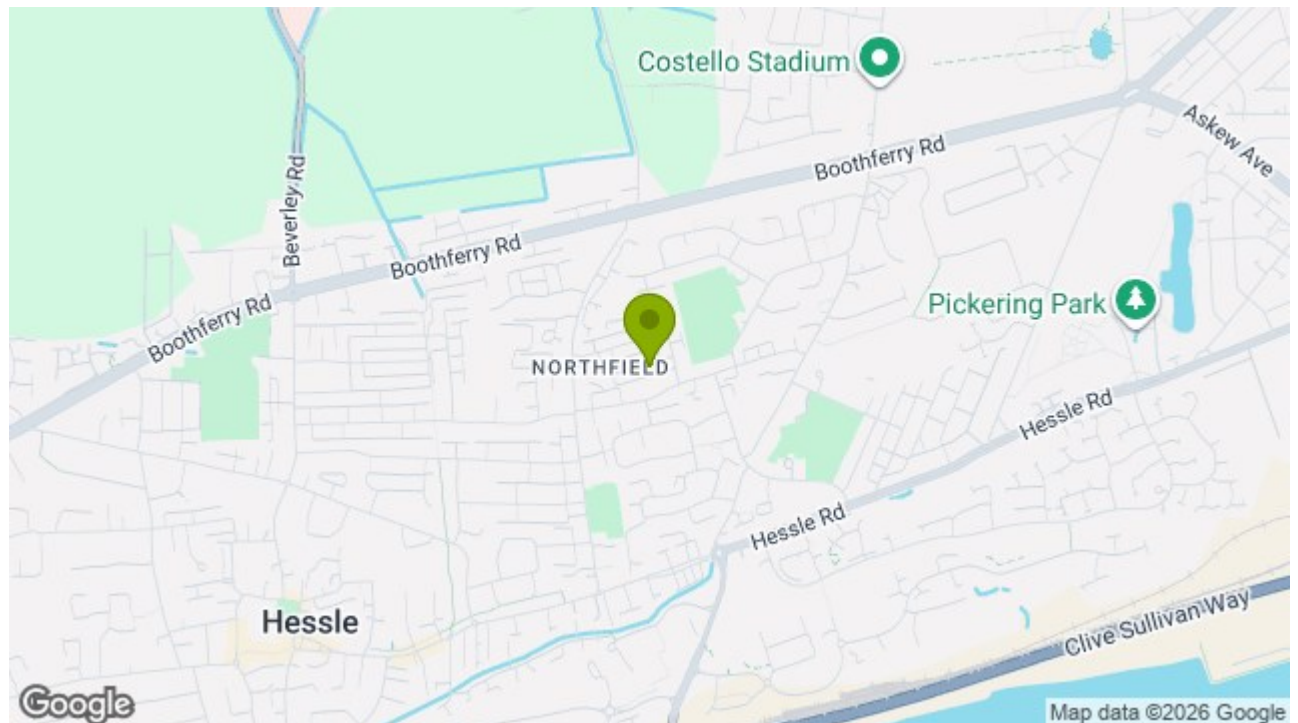
A superb family home situated in a highly sought-after location, close to well-regarded schools and a range of local amenities. Extended by the current owners, this spacious property must be viewed to fully appreciate the generous accommodation on offer.

The property briefly comprises an entrance hall, a through lounge/dining area, a fitted kitchen, and a first-floor landing with a fixed staircase leading to two versatile loft areas. There are three bedrooms and a modern shower room.

Externally, the property benefits from off-road parking to the front and a private, enclosed rear garden, perfect for families and outdoor entertaining.

Early viewing is highly recommended. Contact us today to arrange your appointment, as properties of this calibre are expected to generate strong interest.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83
England & Wales		
EU Directive 2002/91/EC		





ULVERSTON ROAD

Situated off Bethune Avenue the property is well served for local amenities with first class shopping facilities close to Hessle and priory park shopping area, public transportation & local primary and secondary schools. Good transport links and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR

ENTRANCE HALL

With double glazed entrance hall and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

Lounge Area with double glazed angle bay window to the front elevation and laminate flooring.

Dining Area with double glazed french doors to the rear elevation and laminate flooring

KITCHEN

with a range of base and wall units, laminate work surfaces, sink unit, gas cooker point, plumbing for automatic washing machine and dish washer, splash back tiling, laminate flooring and double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

with fixed staircase to two loft areas

BEDROOM 1

with double glazed angle bay window to the front elevation.

BEDROOM 2

with double glazed window to the rear elevation

BEDROOM 3

with double glazed window to the front elevation.

SHOWER ROOM

with a three piece suite, comprising shower cubicle, wash hand basin, w.c., fully tiled to walls, vinyl flooring and double glazed window to the rear elevation.

LOFT AREA X 2

with velux window

OUTSIDE

Outside to the front of the property is off road parking and to the rear is a pleasant well established, paved and pebbled rear garden, for ease of maintenance with a garage which is accessible via a rear 10'

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. (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.



