



Sunny Bank, Hull, HU3 1LF  
Offers Over £225,000



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Platinum Collection

## Sunny Bank, Hull, HU3 1LF

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This traditional terraced property is ideally situated in a popular location, offering exceptionally generous living accommodation of over 1,950 sqft. Boasting three spacious reception rooms, two bathrooms, and five bedrooms, four of which are doubles, this home provides ample space for growing families or those seeking versatile living. The converted loft adds further flexibility, perfect for a home office, guest room, or additional living area. While the property offers scope for modernisation, it has been well maintained and retains a wealth of original features, adding character and charm throughout. A rare opportunity to acquire a truly substantial home, this is a real gem.



# Sunny Bank, Hull, HU3 1LF

## Key Features

- No Onward Chain
- 5 Bedrooms + Loft Room
- Over 1950 sqft of Living Accommodation
- Desirable Location
- Scope To Personalise
- Original Features Retained
- 3 Reception Rooms
- EPC =



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## **GROUND FLOOR;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **LIVING ROOM**

A generous living room with bay window to the front elevation, feature fireplace and retaining original features such as coving and ceiling rose.

### **DINING / SITTING ROOM**

A versatile reception space ideal for either a sitting or a dining room with feature fireplace, French doors to the rear elevation and retaining original features such as coving and ceiling rose.

### **KITCHEN**

With a comprehensive range of wall and base units, laminated work surfaces and splash back. Integrated appliances include Gas Hob, Electric Oven, Extractor Hood and a Sink Unit. Further benefiting from kitchen island and a window to the side elevation.

### **UTILITY ROOM**

With tiled flooring, plumbing for an Automatic Washing machine, window and door to the side elevation.

### **GARDEN ROOM**

A further versatile space with a lovely aspect over the rear garden, benefiting from tiled flooring and sliding doors to the rear elevation.

### **SHOWER ROOM**

A fully tiled shower room with a three piece suite comprising of a walk-in shower, a low flush WC and a wash hand basin. Further benefiting from a heated towel rail and a window to the side elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with bay window to the front elevation.

### **BEDROOM 2**

A further double bedroom with storage cupboard and a window to the rear elevation.

### **BEDROOM 3**

A bedroom of double proportions with window to the rear elevation.

### **BEDROOM 4**

A generous bedroom with fitted wardrobes and a window to the side elevation.

### **BEDROOM 5**

A single bedroom with window to the front elevation.

### **BATHROOM**

With a panelled bath, wash hand basin, tiled walls, radiator and a window to the side elevation.

### **WC**

With a low flush WC and a window to the side elevation.

### **LOFT AREA;**

### **LOFT ROOM**

A sizable converted loft room with 2 Velux windows and eaves storage access.

### **EXTERNAL;**

### **FRONT**

A walled forecourt with footpath leading to the front of the property.

## **REAR**

Low maintenance rear garden with block paving, timber fencing and 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.

## **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

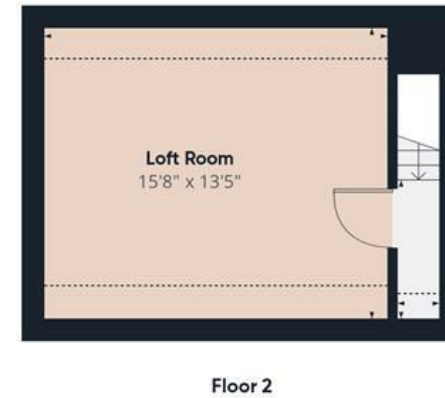
believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to 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<sup>(1)</sup>**  
1958 ft<sup>2</sup>

**Reduced headroom**  
51 ft<sup>2</sup>

(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





**Philip**  
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Estate & Letting Agents

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Platinum Collection

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