



Hudson Avenue, Hull, HU10 7FW

Offers Over £350,000


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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Situated within a highly desirable development, this impressive detached four-bedroom property offers exceptionally well-appointed and comfortable living accommodation throughout. Boasting four generously sized double bedrooms, the home is ideally suited to modern family living, with spacious and versatile interiors finished to a high standard. Externally, the property benefits from a superbly landscaped rear garden, providing an attractive and private outdoor space perfect for relaxation and entertaining. Further enhancing its appeal is a driveway offering ample off-street parking, together with an integral garage for additional convenience and storage. Offered to the market with no onward Chain.



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Key Features

- Stunning Detached Family Home
- 4 Generous Bedrooms
- Superb Dining Kitchen
- Landscaped Rear Garden
- Driveway & Garage
- Immaculately Presented Throughout
- No Onward Chain - A Must See!
- EPC = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		94
(81-91)	B	84	
(69-80)	C		
(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	

ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with tiled flooring, stairs, WC and garage off.

WC

With concealed cistern WC, wash hand basin, tiled flooring and a recessed spotlight.

LIVING ROOM

A beautifully presented living space, a window to the front elevation with wooden shutters.

DINING KITCHEN

Stunning dining kitchen with a comprehensive range of grey shaker wall and base units, Silestone work surfaces and a tiled splashback. Integrated appliances include a Fridge/Freezer, Gas Hob, Electric Double Oven, Automatic Dishwasher and an Automatic Washing Machine. Further benefitting from tiled flooring, recessed spotlights, ample dining space and bi-folding doors opening to the rear garden.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with window to the front elevation, wooden shutters and access to the en-suite.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a walk-in shower and concealed cistern WC and a wash hand basin. Further benefitting from recessed spotlights and a heated towel rail.

BEDROOM 2

A bedroom of double proportions with 2 windows to the front elevation, wooden shutters and a storage cupboard.

BEDROOM 3

A further bedroom of double proportions and a window to the rear elevation.

BEDROOM 4

A further generous bedroom currently utilised as a work-from-home office, with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a WC and a wash hand basin. Further benefitting from tiled flooring, partially tiled walls, recessed spotlights, window to the rear elevation and a heated towel rail.

EXTERNAL;

FRONT

A brick-set driveway providing ample off-street parking.

REAR

Superbly landscaped rear garden with porcelain tiled patio area, raised decking area, raised planter beds, shaped lawn and timber fencing.

GARAGE

Integral single garage with light and power supply, electric up and over door and an internal door to the hallway.

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 OR

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (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 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

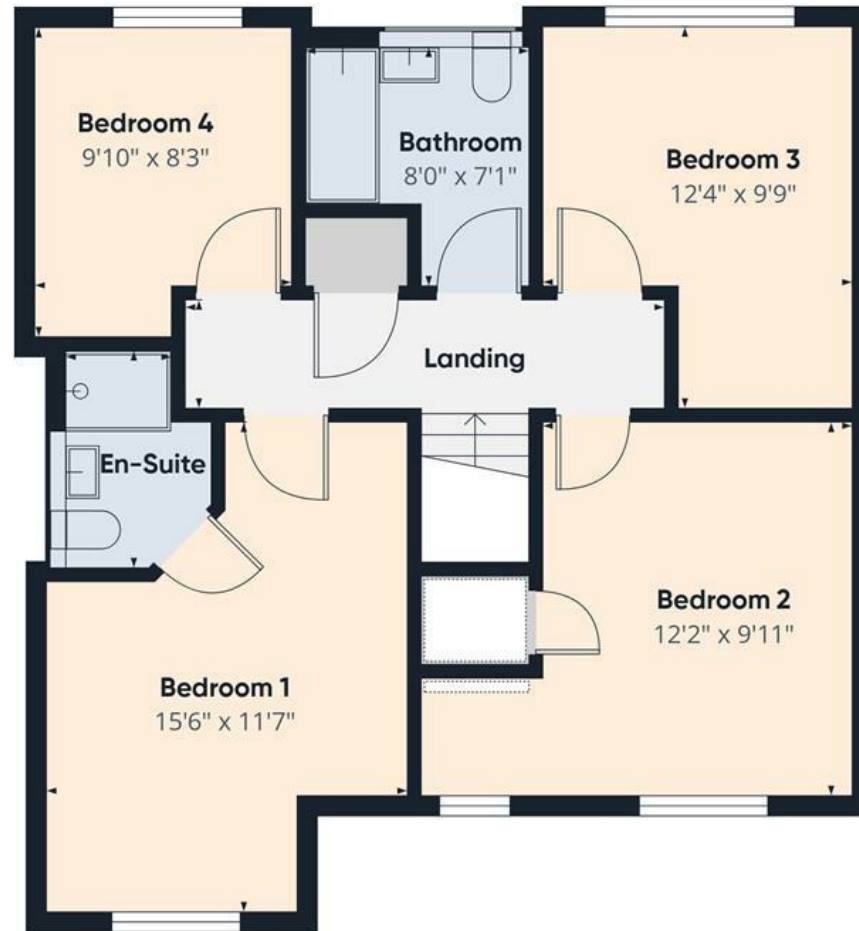
referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







Ground Floor



First Floor

Approximate total area⁽¹⁾
1251 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.

GIRAFFE360





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