



Maplewood Avenue, Hull, HU5 5YE
Offers In The Region Of £250,000


**Philip
Bannister**
Estate & Letting Agents

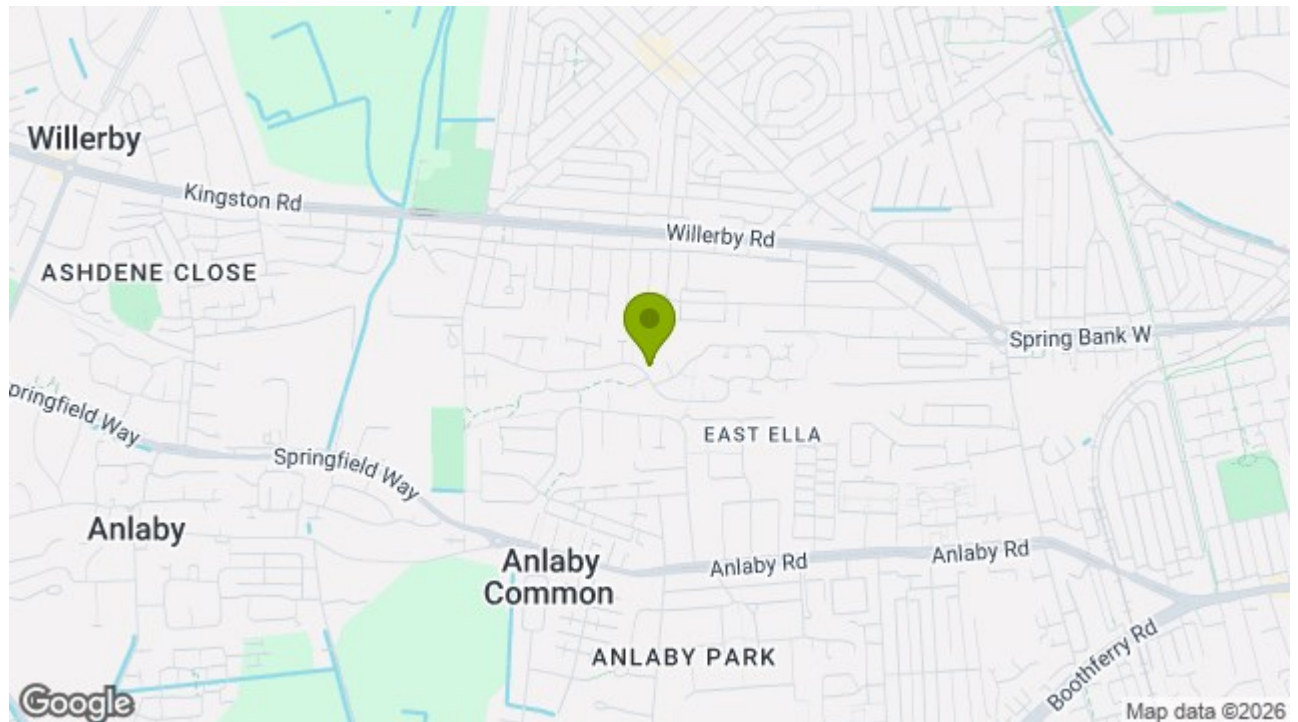
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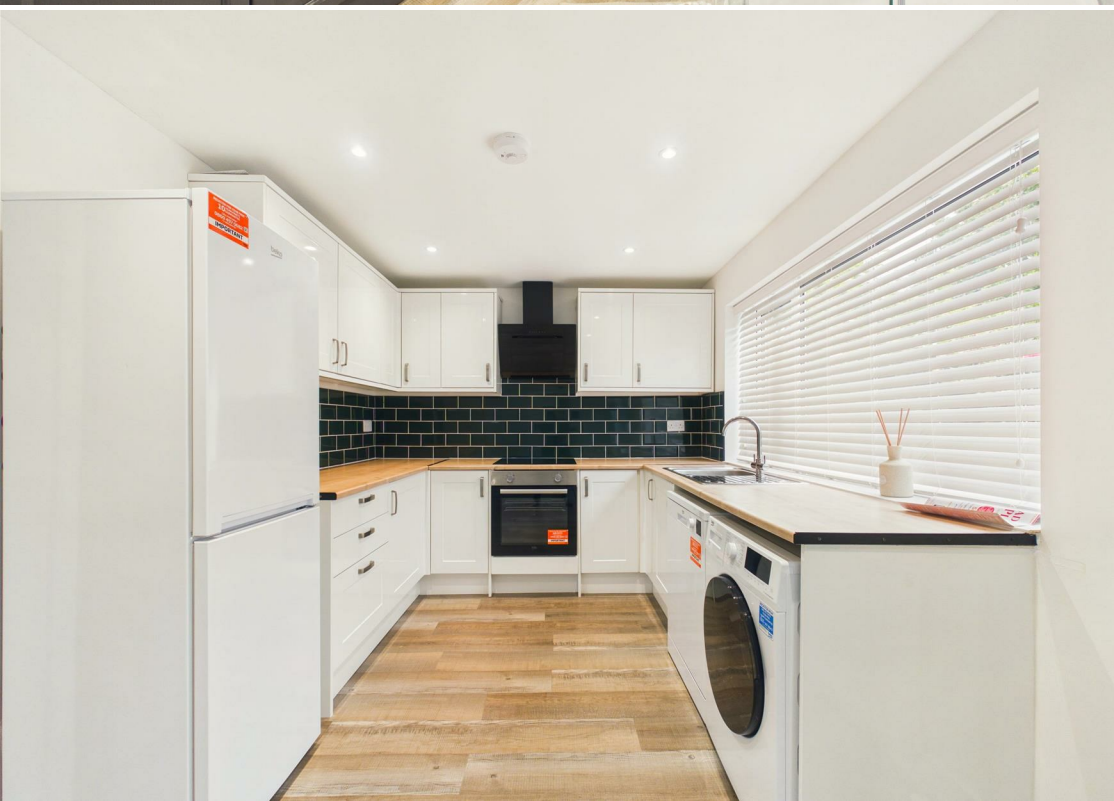
Situated in a highly sought-after location, this recently refurbished detached bungalow has been thoughtfully remodelled to create a stunning, light-filled and contemporary home. Offering versatile living space to suit a variety of lifestyles, the property boasts three well-proportioned bedrooms, two reception rooms, a stylish living-dining kitchen, and a beautifully appointed bathroom. Outside, the low-maintenance rear garden provides a private retreat, while off-street parking and a garage complete this exceptional home.

Key Features

- Recently Undergone Full Refurbishment and Remodelling
- Stunning Detached Bungalow
- Fabulous Fitted Kitchen
- Contemporary Shower Room
- Solar Panels
- Low Maintenance Rear Garden
- Off-Street Parking & Garage
- EPC = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	96
(81-91) B		
(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	





GROUND FLOOR;

ENTRANCE HALL

A beautiful entrance hall providing access to the accommodation with LVT flooring.

LIVING DINING KITCHEN

19'4 x 15 (5.89m x 4.57m)

A fabulous contemporary living dining kitchen space. The kitchen benefits from white gloss wall and base units, laminated work surfaces and a bottle green tiled splashback. Integrated appliances include an Electric Hob, Electric Oven and an Extractor Hood, with further space for a Fridge/Freezer and plumbing for both an Automatic Washing Machine and Automatic Dishwasher. Further benefitting from Ample space for dining and living with LVT flooring, recessed spotlights, windows to the side and rear elevation and French doors leading to the Conservatory.

CONSERVATORY

9'9 x 8'5 (2.97m x 2.57m)

A fabulous addition providing further versatile reception space with windows to three elevations and a door to the side elevation.

BEDROOM 1

14'11 x 8'10 (4.55m x 2.69m)

A bedroom of double proportions with a window to the side elevation and newly fitted carpets.

BEDROOM 2 / SITTING ROOM

11 x 8'10 (3.35m x 2.69m)

A versatile room ideal for either a second double bedroom or a further sitting room with oriel bay window to the front elevation and newly fitted carpets.

BEDROOM 3

9'10 x 7'2 (3.00m x 2.18m)

A further generous bedroom with window to the front elevation and LVT flooring.

SHOWER ROOM

Stunning shower room with a three piece suite comprising of a double shower enclosure, low flush WC and a wash hand basin with beautifully fitted storage units and fitted mirror. Further benefitting from recessed spotlights, a heated towel rail, LVT flooring and a window to the side elevation.

EXTERNAL;

FRONT

With a brick-set driveway providing off-street parking.

REAR

A low maintenance rear garden with Indian sandstone patio various shrub borders and timber fencing.

GARAGE

With electric roller door, light and power supply.

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 C (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.

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)

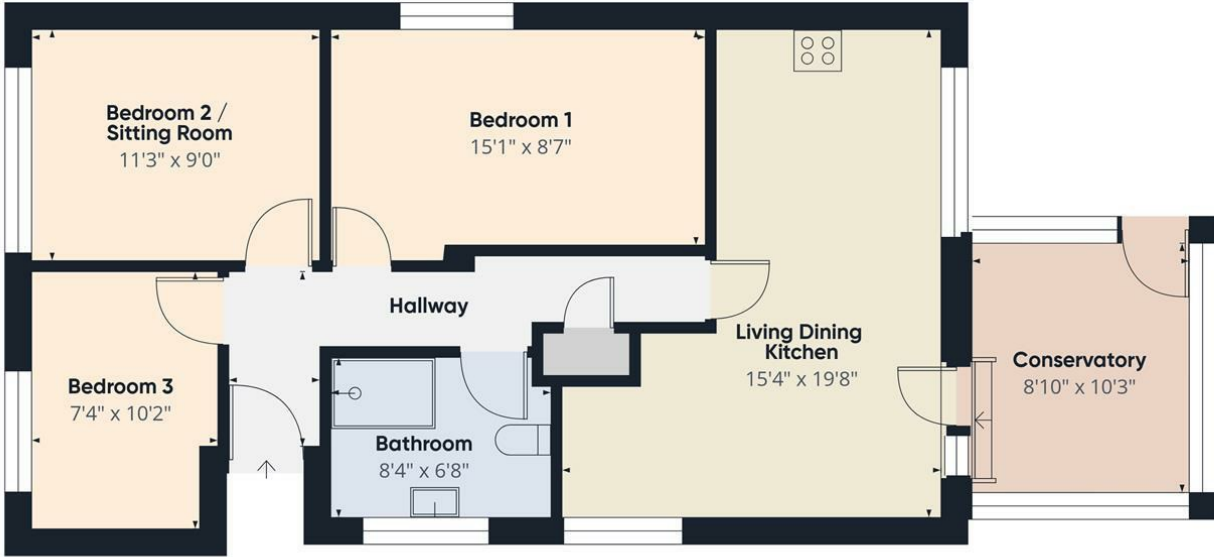
SOLAR PANELS

The property has the benefit of Solar PV panels. N.B. These panels are subject to a 25 year lease which commenced 23/02/2015.

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^m
757 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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