



Ings Road, Hull, HU7 4UZ
Asking Price £224,950

Philip
Bannister
Estate & Letting Agents

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Key Features

- 3 Bed Semi detached Family Home
- Desirable location close to amenities
- Fully refurbished Throughout
- Gas central heating, with New Boiler
- Double glazing,
- Amazing Living Kitchen
- Contemporary Bathroom and Cloakroom/w.c.
- Shared Drive and Garage.
- No Chain Involved

A beautiful property which has undergone a full renovation to a very high standard and is a credit to it's current owners. The property must be viewed early to avoid any disappointment and is located on a tree lined road close to Sutton Village and is within the Malet Lambert and Gillshill/Cavendish Road school catchment area. The property briefly comprises a welcoming Hall, Lounge, Beautifully presented living Kitchen with built in appliances and central island, cloakroom/w.c., landing, two double bedrooms, further single bedroom and a beautiful family bathroom. Outside the property has off road parking to the front with shared driveway leading to a garage and to the rear is an enclosed lawn garden with newly laid decking area. The property is offered with no chain involved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Holderness Road - Description

The property is ideally positioned within walking distance of the Sutton Village which offers a vast array of shopping facilities, public transportation and within a short driving distance leisure facilities are available at East Park and the Woodford Leisure Centre. The property is also conveniently located for all major transport links to all areas of the city

ENTRANCE HALL

with new Upvc double glazed entrance door with surrounding windows into the welcoming hallway, Stairs to the first floor with newly fitted carpet and new banister, Light and Power points, Under stairs cupboard, Fusion flooring, vertical radiator and wall mounted shoe cupboard.

LOUNGE

12'11" x 10'9" (3.94m x 3.29m)
with Upvc double glazed angle ay window to the front elevation, light point and power points. Newly fitted carpet flooring, radiator and feature TV wall with inset lighting and electric fire.

FITTED OPEN PLAN LIVING KITCHEN

extensively fitted high quality brand new Wren kitchen with white high gloss wall and base units with contrasting work surfaces over., integrated appliances including twin electric oven, hob, extractor fan, dishwasher, washing machine and fridge freezer, vertical radiator, centre island, inset lighting and power points., space for dining table. Upvc double glazed window to the rear elevation and double glazed door to the rear garden. large storage cupboard.

CLOAKROOM/W.C.

Newly fitted low flush wc, vanity sink unit with mixer tap over, heated towel rail, fusion flooring and

Upvc double glazed window to the side elevation and wall mounted boiler with 10 year warranty.

LANDING

BEDROOM 1

12'2" x 11'11" (3.71m x 3.65m)
with double glazed angle bay window to the front elevation, light and power points, newly fitted carpet, radiator and double wardrobe.

BEDROOM 2

12'1" x 11'11" (3.7m x 3.65m)
with double glazed window to rear elevation, newly fitted carpet and radiator.

BEDROOM 3

7'11" x 7'0" (2.42m x 2.14m)
with double glazed window to the front elevation, radiator and newly fitted carpet.

FAMILY BATHROOM

7'0" x 6'11" (2.14m x 2.13m)
Stunning newly fitted family bathroom featuring a white vanity unit with storage, low flush wc and wash basin., panel enclosed bath with rain fall effect shower over and glass screen. partly tiled walls. Upvc double glazed window and heated towel rail.

EXTERNAL

Outside to the front of the property there is an attractive front garden providing new gravel and off street parking with shared drive to the garage. To the rear is a good sized and enclosed garden with new fencing as well as a large new decking area and laid to lawn.

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 (It has a hive central heating system installed to the boiler the thermostat is in the cupboard ready to be installed by the new owner.) .

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. (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 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.

AGENTS NOTES (continued)

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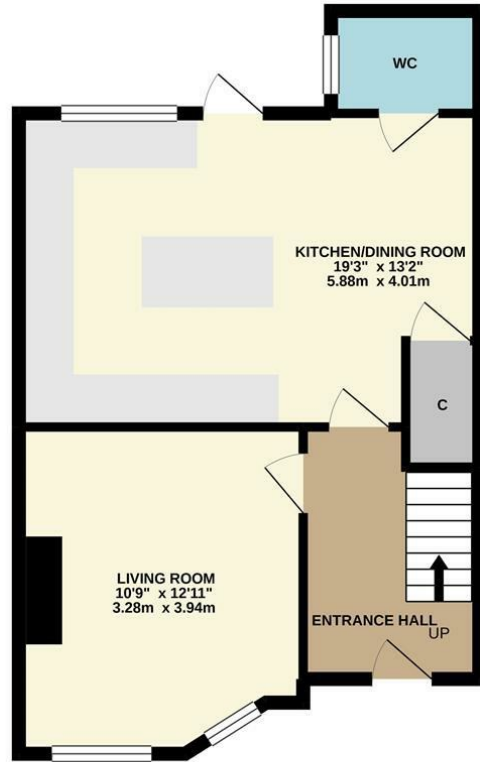
representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing

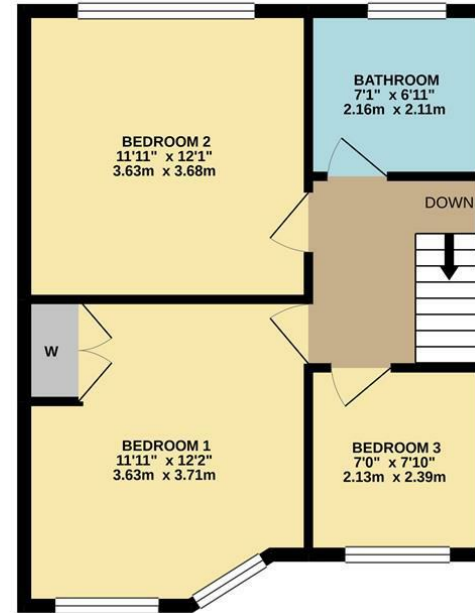
Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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