



Conway Close, Hull, HU3 3NR
£40,000


**Philip
Bannister**
Estate & Letting Agents

Conway Close, Hull, HU3 3NR

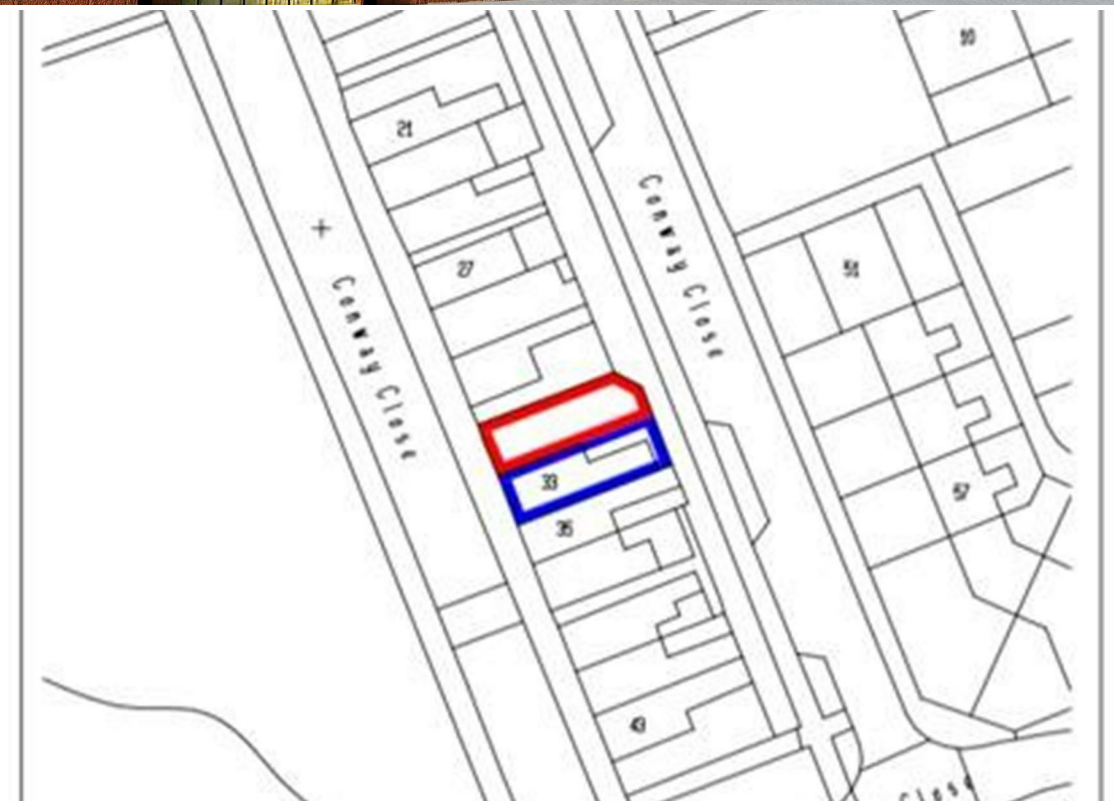
Key Features

- FULL PLANNING PERMISSION
- Residential Building Plot
- 3 Storey Property
- 3 Bedroom
- 2 Bath/Shower Rooms
- Dining Room Opening To Kitchen
- Delightful Position Overlooking Green Space
- Planning Ref: 20/00011/FULL
- Option To Purchase Adjoining Property

BUILDING PLOT WITH FULL PLANNING PERMISSION

Planning permission is granted for the erection of an end of terrace property which is to be arranged over three floors with views of green space to the front and features an entrance hall, spacious living room with double door which open to a dining kitchen. At first floor level there are 2 bedrooms and the house bathroom. A fabulous master bedroom suite is located to the second floor and is serviced by a shower room.





Proposed Ground Floor Plan Proposed First Floor Plan Proposed Second Floor Plan

Proposed Front Elevation Proposed Side Elevation Proposed Rear Elevation Proposed Side Elevation

Scale Bar: 0m, 2m, 4m, 6m, 8m, 10m, 12m, 14m, 16m, 18m, 20m, 22m, 24m, 26m, 28m, 30m, 32m, 34m, 36m, 38m, 40m, 42m, 44m, 46m, 48m, 50m.

Paul Flanagan Building Surveys Ltd
 The Corners, Pilsbury Drive,
 200 Galloway Lane,
 Wick,
 Co. Wick,
 Tel: 01 973 2222

Proposed Site Location:
 The Corners, Pilsbury Drive,
 200 Galloway Lane,
 Wick, Co. Wick

Proposed Plans and Elevations

Paul Flanagan Building Surveys Ltd
 Wick, Co. Wick

Date: 10/10/2018
 Scale: 1:100
 Drawing No.: 10/10/2018

PLANNING PERMISSION

Full planning permission has been granted (Ref: 20/00011/FULL) (Hull City Council) for the erection of end of terrace dwelling house (Class C3 Use) adjacent to 33 Conway Close Kingston Upon Hull HU3 3NR

VIEWINGS

Strictly by appointment with the sole agents.

ADDITIONAL PROPERTY PURCHASE

The vendor is willing to negotiate the sale of the adjoining property highlighted in blue on the plan as a package with the land highlighted in red. We encourage sensible offers for the whole.

N.B. The vendor reserves the right to withdraw the sale of the adjoining property

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.

THINKING OF SELLING?

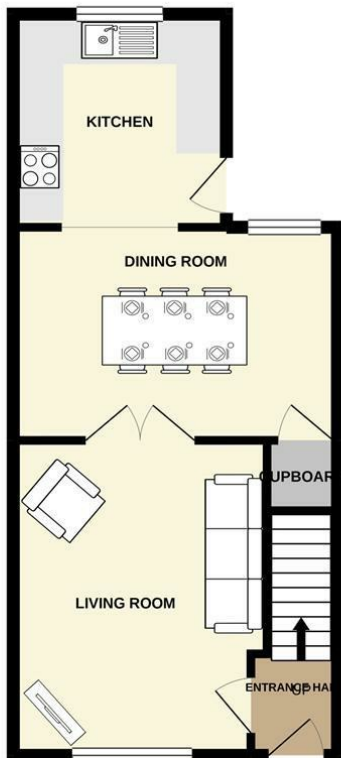
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

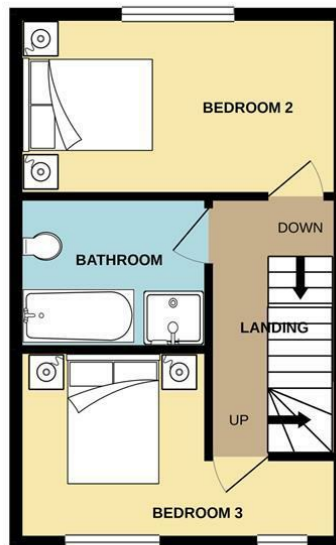
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 121 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

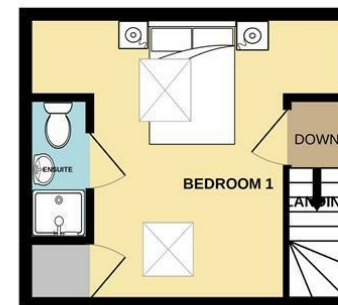
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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