



75 Saltash Road, Hull
£98,750

Ideal Family home, in good order, with off road parking and which must be viewed early to avoid any disappointment.

INTRODUCTION

Ideal Family home, in good order, with off road parking and which must be viewed early to avoid any disappointment. The property benefits from gas central heating system, double glazing and security alarm system. The property briefly comprises entrance hall, lounge, breakfast kitchen, 3 bedrooms, bathroom, front and rear gardens, the front offering off road parking. The property is offered with no chain involved.

LOCATION

Ideally located off Anlaby Park Road South the property is close to local amenities including Sainsburys, Hessele Square, Hull City Centre, Clive Sullivan Way and /A63/M62 motorway links.

ENTRANCE HALL

With half glazed door, radiator, wood flooring and stairs to first floor.

LOUNGE 14'10 x 11'6 (4.52m x 3.51m)

With double glazed window to front elevation, gas fire, radiator and solid wood flooring.

BREAKFAST KITCHEN 8'1 x 14'10 (2.46m x 4.52m)

With a range of base and wall units, laminate work surfaces, sink unit, extractor hood, plumbing for automatic washing machine, splash back tiling, vinyl floor covering, double glazed door and double glazed window to rear elevation.

LANDING

With access to roof void.

BEDROOM 1 14'3 x 7'10 from front of wardrobes. (4.34m x 2.39m from front of wardrobes.)

With double glazed window to front elevation, built in wardrobes, radiator and laminate flooring.

BEDROOM 2 8'11 x 9'7 max measurement (2.72m x 2.92m max measurement)

With double glazed window to rear elevation and radiator.

BEDROOM 3 10'10 max measurement x 7'10 (3.30m max measurement x 2.39m)

With double glazed window to front elevation and radiator.

BATHROOM 5'6 x 7'11 (1.68m x 2.41m)

With three piece white suite, comprising panelled bath, wash hand basin in vanity unit, w.c., splash back tiling, shower attachment, stripped floor boards and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a key block paved garden offering off road parking and to the rear is a enclosed south facing lawn garden with flower and shrub borders and 2 sheds

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

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - The property lies within Band A (Hull City Council)

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.

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 Licenced 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

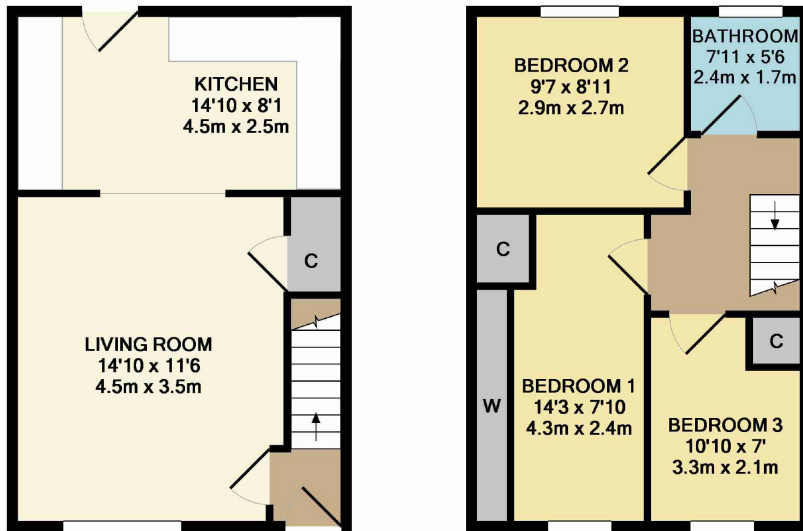
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTE

The agents 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. The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

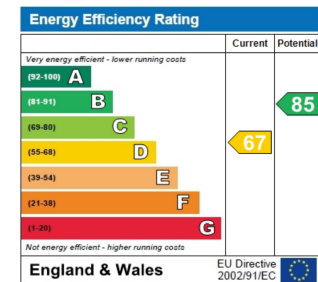


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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