



Marfleet Lane, Hull, HU9 4TL
Offers In The Region Of £144,950

Philip
Bannister
Estate & Letting Agents

Marfleet Lane, Hull, HU9 4TL

An extremely well presented three bedroom mid terraced property which is situated on a lovely residential road in the east of the city, which is serviced by good local amenities, transport links and schools. The property would ideally suit the first time buyer or the growing family and has gas central heating system, double glazing and briefly comprises entrance hall, lounge, dining area, fitted kitchen, landing, three bedrooms, bathroom, gardens front and rear, and off road parking to the rear with a garage.

Key Features

- Ideal Family Home
- Gas C/Heating, D/Glazing
- Entrance Hall, Lounge
- Dining Area, Kitchen
- Three bedrooms, Bathroom
- Gardens, Garage, Parking
- Early viewing Is A Must

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	





Holderness Road - Description

The property is ideally positioned within walking distance of the Holderness Road shopping centre 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

ENTRANCE HALL

with double glazed door and screens to side, radiator, storage cupboard and stairs to first floor.

THROUGH LOUNGE/DINING AREA

23'6 x 11'10 narrowing to 8'3 (7.16m x 3.61m narrowing to 2.51m)
Lounge Area - with double glazed bow style window to the front elevation, feature fireplace, gas fire, laminate flooring, radiator.

Dining Area - with double glazed french door to the rear elevation giving access to the rear garden, laminate flooring and radiator.

FITTED KITCHEN

8'8 x 9'5 (2.64m x 2.87m)
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, tiled floor, splash back tiling, plumbing for automatic washing machine, double glazed window to the rear elevation and double glazed door.

LANDING

with two storage cupboards and access to roof void.

BEDROOM 1

11'10 x 11'10 max measurement (3.61m x 3.61m max measurement)
with double glazed window to the rear elevation, built in wardrobes, built in dressing table unit/drawers, and radiator,

BEDROOM 2

10'7 x 12' max measurement (3.23m x 3.66m max measurement)
with double glazed window to the front elevation, built in wardrobe and radiator.

BEDROOM 3

6'8 x 7'5 (2.03m x 2.26m)
with double glazed window to the front elevation, and radiator.

BATHROOM

6' x 6'10 (1.83m x 2.08m)
with three piece white suite, comprising panelled bath, with shower above, wash hand basin, w.c., fully tiled to walls, radiator and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is a garden with fencing forming boundary and gate. To the rear is a pebbled garden for ease of maintenance with fencing forming boundary and gate, also to the rear is a parking space and garage which is situated in a block which is accessible via a rear gated 10' access.

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 B. (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)

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

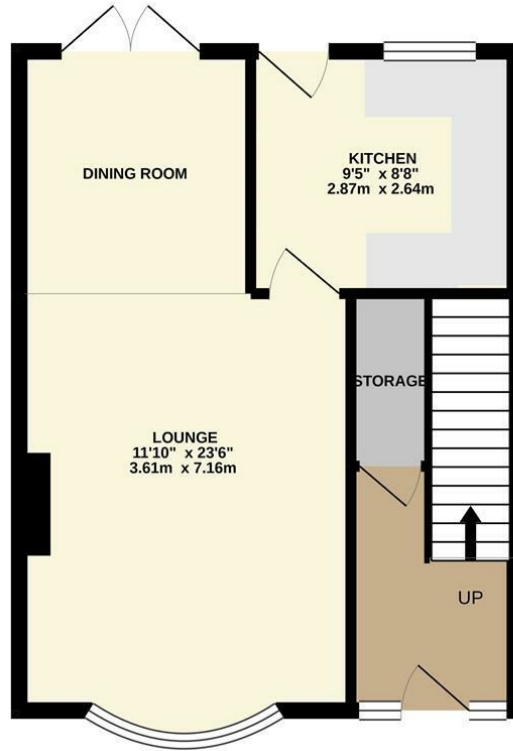
intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or 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.

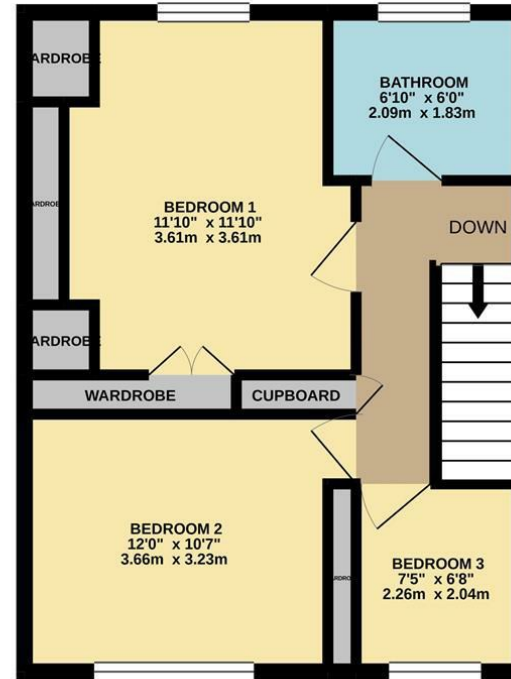
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I21 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
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.
Made with Metropix ©2020

