



Southfield Road, Hull, HU5 4ES

£189,950


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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A lovely Three bedroom (plus loft Area) double storey extended semi detached house, situated off the popular Bricknell Avenue close to good local amenities and top performing Schools. The property has gas central heating, double glazing and benefits from been on a substantial plot. The property briefly comprises entrance hall, cloakroom/w.c., through lounge incorporating dining area, extended fitted kitchen, conservatory, landing, three bedrooms, extended bathroom with four piece suite, loft area, parking to the front of the property and to the rear is a good sized south west facing garden that has open aspect over the schools. The property is offered with no chain involved and must be viewed early to avoid any disappointment and to not miss out on this good sized property.



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Key Features

- Excellent location Close to Great Schools
- Gas C/heating, D/glazing
- Double storey Extension to the Rear
- Through Lounge, Dining area, Extended Kitchen
- Conservatory, Cloakroom/w.c.
- 3 Bedrooms, Loft Area
- Large South West Garden
- Off Road Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	49	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BRICKNELL AVENUE

Bricknell Avenue is a popular residential area with the Avenues shopping and leisure area and the village of Cottingham and its many amenities just a short driving distance away. There are a number of local shops and Kelvin Hall School and Wyke College are in the immediate area. Good public transportation is available to the city centre, many parts of the city and the village of Cottingham.

ENTRANCE HALL

With glazed door and screens to side, radiator and stairs to first floor.

CLOAKROOM/W.C.

With two piece suite, comprising w.c., wash hand basin, xpelair, laminate flooring.

LIVING ROOM

11'11 x 11'10 + bay (3.63m x 3.61m + bay)

With double glazed angle bay window to the front elevation, yorkstone fireplace and shelf with stone effect fire, radiator. Leads in open plan to:

DINING AREA

11'11 x 11'11 (3.63m x 3.63m)

with double glazed window to the rear elevation and radiator.

CONSERVATORY

13'4 x 7'7 (4.06m x 2.31m)

This excellent Conservatory has radiator for all year round views of the magnificent rear garden and french door access to the garden..

KITCHEN

19'4 x 7'5 max (5.89m x 2.26m max)

This extended well fitted kitchen offers a comprehensive range of white fronted floor and wall

units and integrated appliances including double electric oven, hob unit; 1.5 bowl sink unit, plumbed for dishwasher & washing machine; ceramic tiled floor, two double glazed windows to the side and rear elevation, radiator and splash back tiling..

FIRST FLOOR ACCOMMODATION

BEDROOM 1

11'11 x 11'10 + bay (3.63m x 3.61m + bay)

With bay window to the front elevation, fitted wardrobes with sliding mirror doors, radiator.

BEDROOM 2

11'11 x 9'1 max (3.63m x 2.77m max)

With radiator and double glazed window to the rear elevations with garden views.

BEDROOM 3

7'10 x 6' (2.39m x 1.83m)

With double glazed window to the front elevation, radiator.

BATHROOM

18'2 max x 7'5 max (5.54m max x 2.26m max)

This large extended Bathroom features a large walk-in shower, jacuzzi style bath, vanity wash basin and fitted cupboard, low flush WC, radiator, recessed ceiling spotlights, airing cupboard, splash back tiling and double glazed window to the rear elevation .

BOARDED LOFT SPACE

17'7 max x 10'2 max (5.36m max x 3.10m max)

A fixed staircase leads to this most versatile area with double glazed window to the rear elevation and access to eaves storage areas, radiator.

OUTSIDE

To the front of the property is a substantial parking area.

To the rear is a large south west facing garden with a decking area, large shaped lawn, inset trees and well stocked herbaceous borders, rockery, decking area, paved patio at the bottom and two 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.

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.

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.

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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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 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

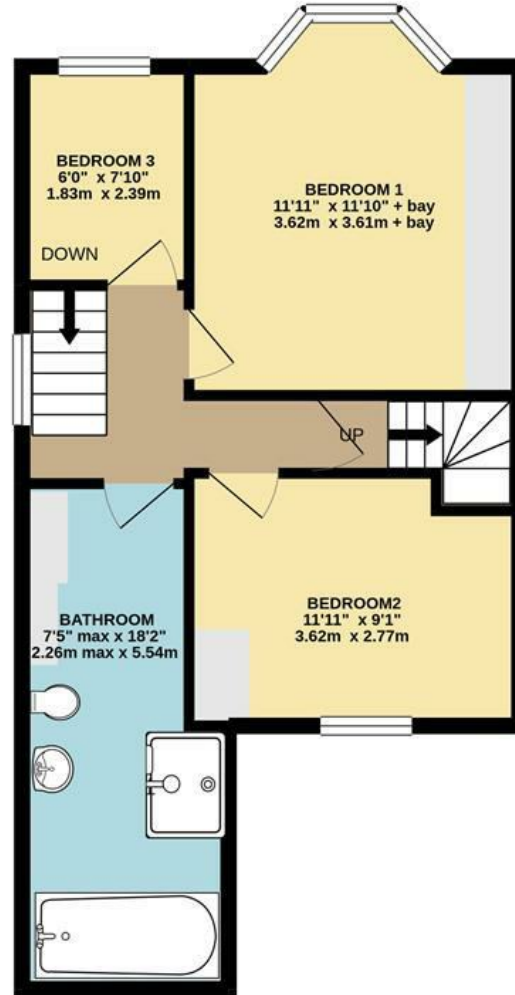




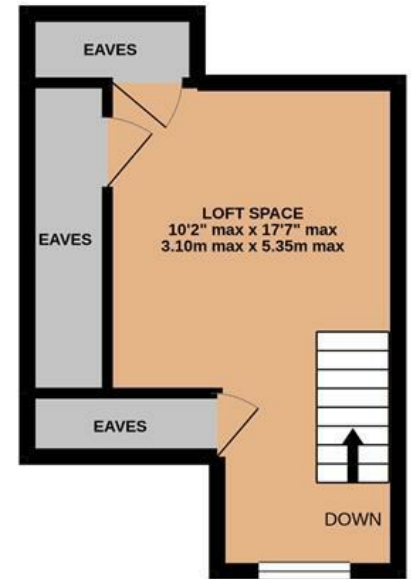
GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



LOFT SPACE
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (124.0 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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