



Hilary Grove, Hull, HU4 7DS
£99,950



**Philip
Bannister**
Estate & Letting Agents


Hilary Grove, Hull, HU4 7DS

A lovely 2 bedroom end terraced house, which is a credit to it's current owner and which must be viewed early to avoid any disappointment. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge/dining area, fitted kitchen, rear lobby and utility room/cloakroom/w.c.. To the first floor are two good sized bedrooms and bathroom. Outside are low maintenance gardens to the front and rear. Situated on the popular Boothferry Estate on the fringes of Hull close to all the local amenities that Hessle has to offer.

Key Features

- Excellent Starter Home
- Early Viewing is a mUst
- Great Location
- Lounge/Diner, Fitted Kitchen
- Cloakroom/Utility room
- Low Maintenance Gardens
- Two double Bedrooms, Bathroom

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
England & Wales		





ANLABY PARK ROAD SOUTH

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

ENTRANCE HALL

with double glazed door, tiled floor, under stairs cupboard, radiator and stairs to first floor.

LOUNGE/DINING AREA

20'6 x 11'6 narrowing to 8' (6.25m x 3.51m narrowing to 2.44m)

Lounge area - with double glazed window to the front elevation, laminate flooring, and radiator.

Dining Area - with two double glazed windows to the side and rear elevation, laminate flooring and radiator.

FITTED KITCHEN

9' x 8'9 (2.74m x 2.67m)

with a range of base and wall units, laminate work surfaces, stainless steel sink unit, gas hob, electric oven, extractor hood, kick board heater, tiled floor, splash back tiling, tiled floor, double glazed window to the rear elevation and door to:-

REAR LOBBY

with double glazed door, radiator, tiled floor.

CLOAKROOM/UTILITY ROOM

7'2 x 5' (2.18m x 1.52m)

with two piece white suite, comprising, w.c., wash hand basin, in vanity unit, plumbing for automatic washing machine, laminate work surfaces, wall boards, double glazed window to the rear elevation.

LANDING

with access to roof void.

BEDROOM 1

9'4 x 13' from front of wardrobes (2.84m x 3.96m from front of wardrobes)

with two double glazed windows to the front elevation, built in wardrobes, large walkin cupboard and radiator.

BEDROOM 2

11' x 9'1 (3.35m x 2.77m)

with two double glazed windows to the side and rear elevation, laminate flooring and radiator.

BATHROOM

5'3 x 8'9 (1.60m x 2.67m)

with three piece white suite, comprising, corner bath, wash hand basin, w.c., splash back tiling, radiator and two double glazed windows to the rear elevation.

EXTERNAL

Outside to the front of the property is a paved garden with path and to the rear is a lovely low maintenance garden with artificial grass, patio area fence forming boundary and gate.

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 A . (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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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 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



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