



**The Parkway, Hull, HU10 6AX**  
£230,000



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Platinum Collection

## **The Parkway, Hull, HU10 6AX**

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A lovely Two bedroom semi detached bungalow situated in a popular residential area of Willerby, must be viewed early to avoid any disappointment and is offered with no chain involved. The property is on a good size plot and has gas central heating, double glazing and briefly comprises, entrance hall, good size lounge, fitted breakfast kitchen, conservatory, two bedrooms, master is fitted) and shower room. Outside the property has good size front and rear gardens with driveway and garage.



# The Parkway, Hull, HU10 6AX

## Key Features

- Excellent Location
- Two Bed Semi Detached bungalow
- Gas c/heating, D/glazing
- Lounge, Conservatory
- Fitted Breakfast Kitchen
- Shower Room, Gardens
- Driveway, Garage
- No Chain Involved



Energy Efficiency Rating	
Current	Potential
	83
66	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## **WILLERBY**

The property is situated on a popular residential road close to all the amenities Willerby has to offer including a short walk to local shops, restaurants and public house. Willerby lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Further shopping facilities are available at both nearby Willerby Square & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

## **ENTRANCE HALL**

With double glazed door, radiator and Oak wood flooring.

## **LOUNGE**

with double glazed bow style window to the front elevation, feature fireplace, gas fire and two radiators.

## **BREAKFAST KITCHEN**

with a range of base and wall unit, laminate work surfaces, drawers, carousel unit, sink unit, gas hob, electric double oven, extractor hood, built in fridge and freezer, built in dishwasher and washing machine, breakfast bar, splash back tiling, concealed lighting, karndean effect flooring, inset spot lights, kick plinth heater, double glazed window to the rear elevation and double glazed door to the rear garden.

## **CONSERVATORY**

with oak wood effect flooring, radiator and double glazed French doors leading to the rear garden.

## **BEDROOM 1**

with double glazed window to the front elevation, radiator, a range of built in wardrobes, with over cupboards, built in dressing table unit with drawers and built in bedside cabinets.

## **BEDROOM 2**

with radiator and double glazed French doors leading to the conservatory

## **SHOWER ROOM**

with three piece white suite, comprising shower in cubicle, wash hand basin, w,c, heated towel rail, half tiled to walls, xpelair and double glazed window to the side elevation.

## **EXTERNAL**

To the front of the property is a lovely pebbled front garden for ease of maintenance with brick walling forming boundary and gate. A side driveway leads to a garage with up and over door, and to the rear is a good size, westerly facing lawn garden with flower and shrub borders, patio area, shed and fencing forming boundary with 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.

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

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire 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 fitting included.

## **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.

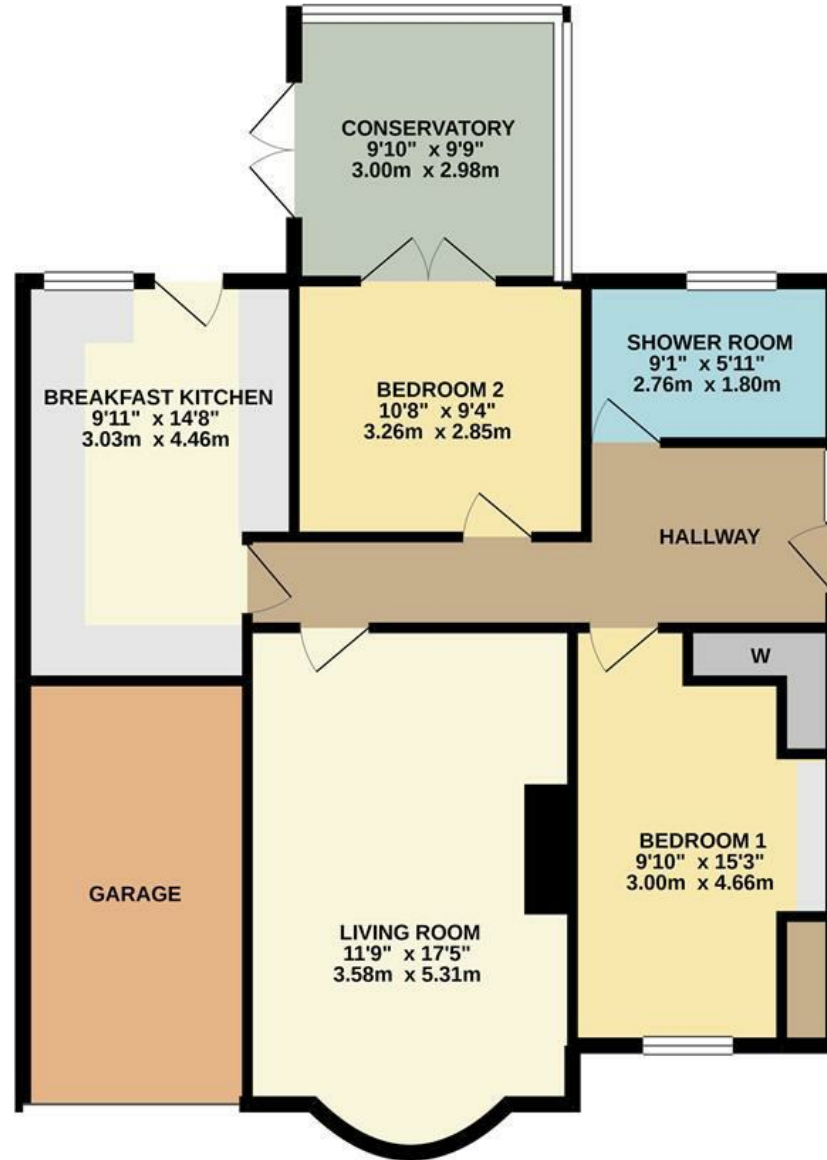
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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







# GROUND FLOOR







**Philip**  
**Bannister**  
Estate & Letting Agents

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