



Cranbrook Avenue, Hull, HU6 7TY
£110,000


**Philip
Bannister**
Estate & Letting Agents

Cranbrook Avenue, Hull, HU6 7TY

A fantastic opportunity to purchase a well-loved family home with the chance to put your own stamp on it. Ideal for first time buyers and investors alike. Superbly situated in a sought after location. Providing off-street parking for multiple cars and a garage to the rear of the property. This property must be viewed to appreciate its versatility and potential.

Key Features

- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS
- OFF STREET PARKING
- GARAGE
- MODERN SHOWER ROOM
- INVESTMENT OPPORTUNITY
- 3 BEDROOMS
- GAS CENTRAL HEATING
- HUGE POTENTIAL
- EPC =

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		
England & Wales		
EU Directive 2002/91/EC		





LOCATION

Cranbrook Avenue is located some 2/3 miles to the North of the City Centre, close to local shops, public transport, University & all local amenities. Kingswood Retail Park, Tesco & Asda supermarkets are within a short driving distance. Access to Hull City Centre, Beverley & the A63/M62 motorway link are all within easy reach.

ENTRANCE PORCH

With uPVC front door and glazed windows.

ENTRANCE HALL

Providing access to the living room, dining area, shower room and first floor accommodation.

LIVING ROOM

13'7 into bay x 11'9 (4.14m into bay x 3.58m)
A generous sized living space with bay window to the front elevation. Feature fireplace with electric fire and surround.

DINING AREA

11'9 x 6'10 (3.58m x 2.08m)
Nicely positioned off the kitchen this flexible space is currently used as a dining area.

KITCHEN

9'11 x 8'8 (3.02m x 2.64m)
With wooden wall and base units with matching work surfaces. Plumbing for an automatic washing machine. Windows to the rear and side elevation.

REAR LOBBY

Providing access to the rear garden.

SHOWER ROOM

6'2 x 5'1 (1.88m x 1.55m)
Contemporary fully tiled shower room with three piece suite comprising of walk-in shower cubicle,

low flush WC and pedestal sink unit. Also benefitting from a heated towel rail.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

17'2 x 11'1 into bay (5.23m x 3.38m into bay)
A generously sized master bedroom with bay window to the front elevation and a storage cupboard.

BEDROOM 2

9'7 x 9'5 (2.92m x 2.87m)
A bedroom of double proportions with a window to the rear elevation.

BEDROOM 3

7'5 x 6'10 (2.26m x 2.08m)
A bedroom of single proportions with a window to the rear elevation.

EXTERNAL;

FRONT

A brick-set driveway providing parking for multiple vehicles. Wrought iron fencing and gate.

REAR

Pleasant rear garden laid mainly to turf, with block paved patio, footpath and garage.

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 sealed unit double glazing.

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 A (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING

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)

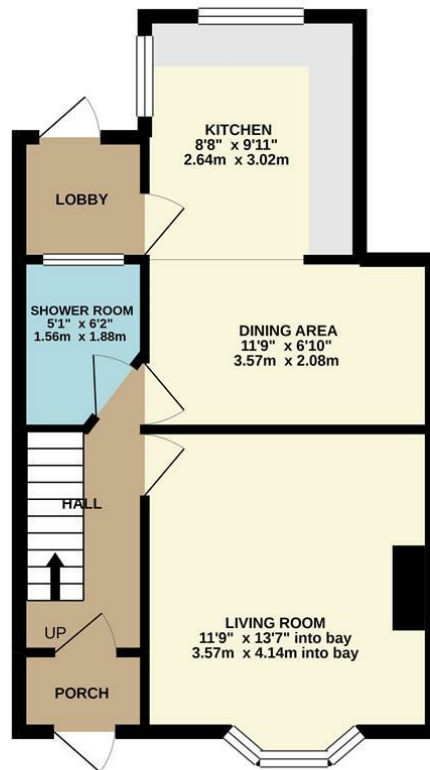
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fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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.

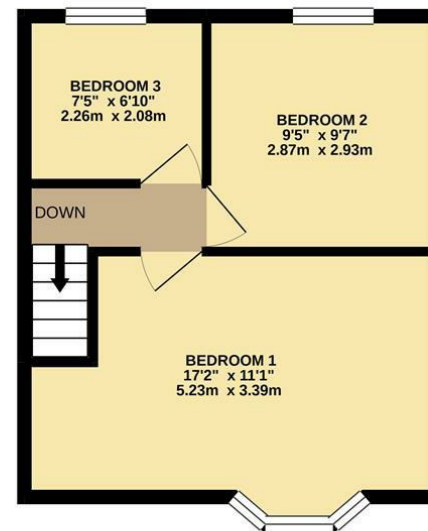
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



1ST FLOOR



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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