



Reldene Drive, Hull, HU5 5HS  
Offers Over £129,950

Philip  
**Bannister**  
Estate & Letting Agents

# Reldene Drive, Hull, HU5 5HS

An extended 3 Bedroom property located in an established residential area. This property is absolutely ideal for First Time Buyers and Buy-To-Let investors. Early viewing is essential.

## Key Features

- 3 Bedroom Home
- Extended To The Rear
- Ideal Rental Investment
- Off Street Parking
- Ground Floor WC
- Rear Garden & Garage
- First Time Buyers Look No Further
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## LOCATION

Located off Willerby Road, Hull, this highly popular location offers a range of local shops, schooling & public transportation within easy reach. Access to Hull City Centre & the A63/M62 motorway network is easily obtainable.

## ENTRANCE PORCH/HALL

Allowing access to the property through the uPVC door, this area provides for staircase to the first floor and access to:

## LIVING ROOM

12'3" x 10'8" (3.73 x 3.25)

With bay window to front elevation, gas fire within built in brick fireplace and TV unit

## DINING KITCHEN

17'9" x 10'5" (5.41 x 3.18)

DINING AREA: with understair cupboard and opening to:

KITCHEN: with a range of fitted wall and base units mounted with complimentary worktops and tiled splashbacks, stainless steel sink unit, windows to side and rear elevation

## UTILITY LOBBY

With plumbing for automatic washing machine and door to rear garden and access to:

## WC

Fitted with low flush WC

## BATHROOM

Fitted with panelled bath with overhead shower and wash basin.

## FIRST FLOOR;

With landing providing access to:

## BEDROOM 1

10'6" x 15'0" (3.20 x 4.57)

With bay window to front elevation

## BEDROOM 2

11'1" x 8'9" (3.38 x 2.67)

With built in wardrobes and window to rear elevation

## BEDROOM 3

6'11" x 6'8" (2.11 x 2.03)

With window to rear elevation

## OUTSIDE

### FRONT

A lowered kerb leads to a to a brick sett forecourt providing off-street parking facilities.

### REAR

At the rear of the property there is a enclosed garden laid mainly to lawn and having fencing to the perimeter.

## GARAGE

There is a large pre-fabricated garage to the rear of the property which is accessed via tenfoot

## 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 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.

## VIEWING

Strictly by appointment with the sole agents

## 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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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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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