



Pitt Street, Hull, HU3 6PN
Offers Over £65,000


**Philip
Bannister**
Estate & Letting Agents

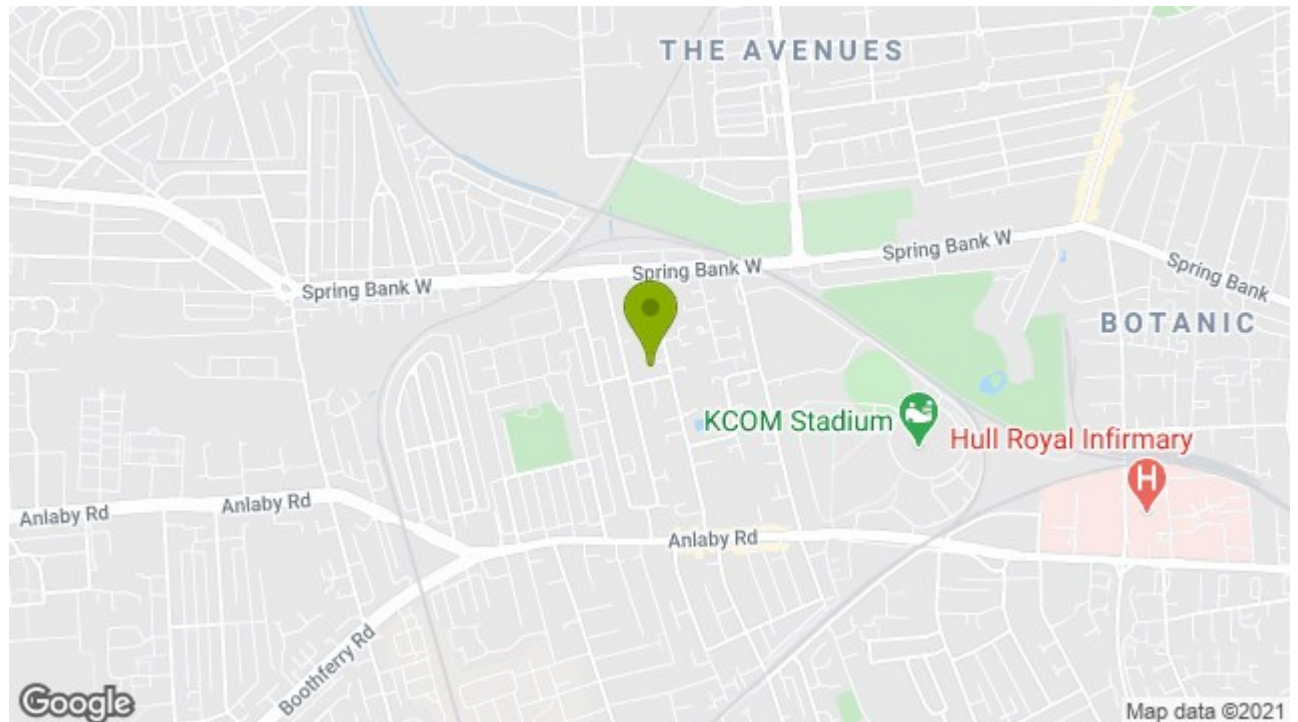
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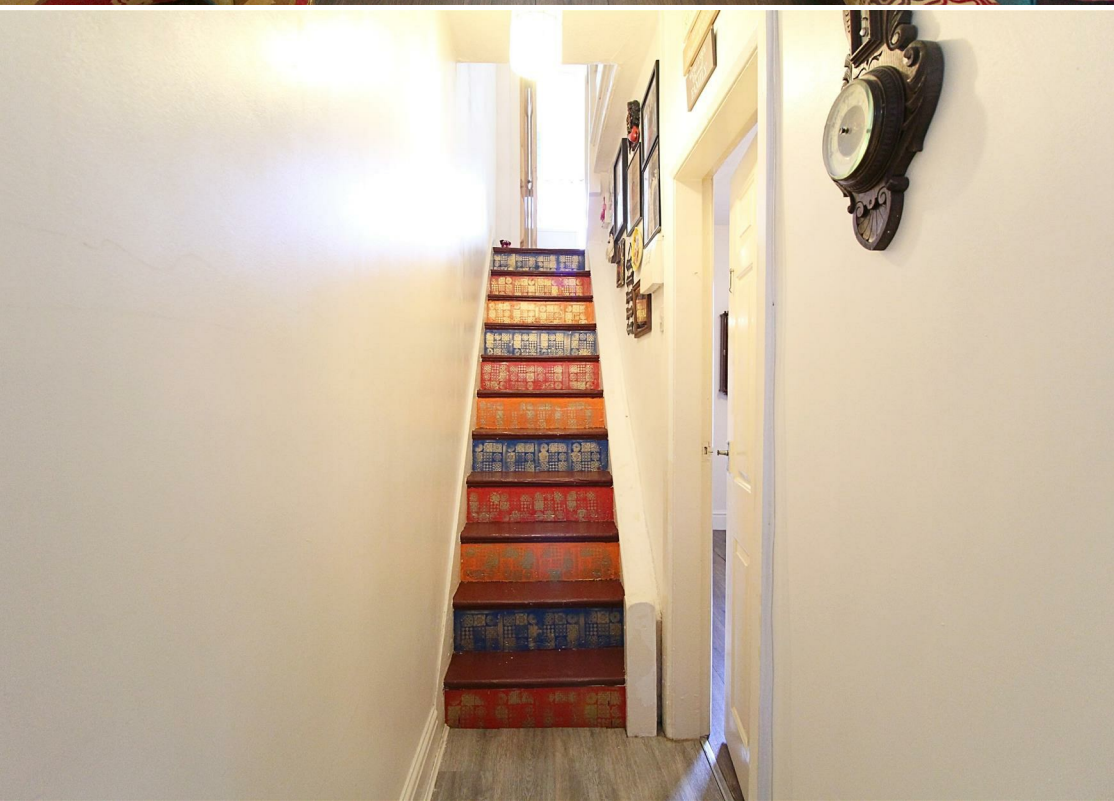
A well presented and cared for, two double bedroom mid terrace house which would ideally suit the First time buyer or a buy to let investor, The property has gas central heating double glazing and briefly comprises entrance hall, through lounge incorporating dining area, fitted kitchen, landing, two double bedrooms and first floor bathroom. Outside the property has a small front garden and a rear paved yard area. The property must be viewed early to not miss out on this lovely property.

Key Features

- Mid terraced property
- Gas C/heating, D/glazing
- Entrance Hall, Lounge
- Dining Area Kitchen
- 2 Double Bedrooms,
- First Floor Bathroom
- Early Viewing Is a Must

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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		





ANLABY ROAD/SPRING BANK WEST

Ideally located off Anlaby Road/Spring Bank West close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

ENTRANCE HALL

with half glazed door, radiator, laminate flooring, stairs leading to the first floor, and door to the dining area.

LOUNGE

11' 10" plus bay x 10' 0" (3.35m 3.05m' plus bay x 3.05m 0.00m')

UPVC double glazed bay window to the front aspect, radiator, feature fireplace, pendant light fitting, laminate flooring and open plan to;

DINING AREA

11'11" x 11'10" (3.63m x 3.61m)

UPVC double glazed window to the rear aspect, radiator, under stairs cupboard, pendant light fitting and laminated flooring. Door to;

FITTED KITCHEN

8'6" x 7'1" (2.59m x 2.16m)

UPVC double glazed window to the side aspect, UPVC entrance door to the rear aspect, radiator and light fitting. Kitchen comprises a range of; base, drawer and wall units, work surfaces, extractor hood, plumbing for automatic washing machine and splash back tiles.

LANDING

with access to roof void.

BEDROOM 1

12'0" x 13'2" (3.66m x 4.01m)

UPVC double glazed window to the front aspect, radiator, and stripped floorboards.

BEDROOM 2

11'11" x 7'11" (3.63m x 2.41m)

UPVC double glazed window to the rear aspect and radiator

BATHROOM

With a newly fitted bathroom suite, comprising panelled

bath, wash hand basin, w.c., splash back tiling, heated towel rail and double glazed window to the rear aspect.

EXTERNAL

Outside to the front of the property is a small garden with fencing forming boundary and gate. To the rear is a paved rear yard with raised flower and shrub beds, 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

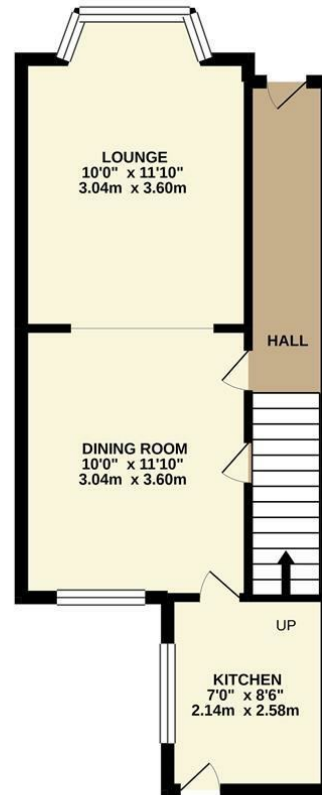
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AGENTS NOTES (continued)

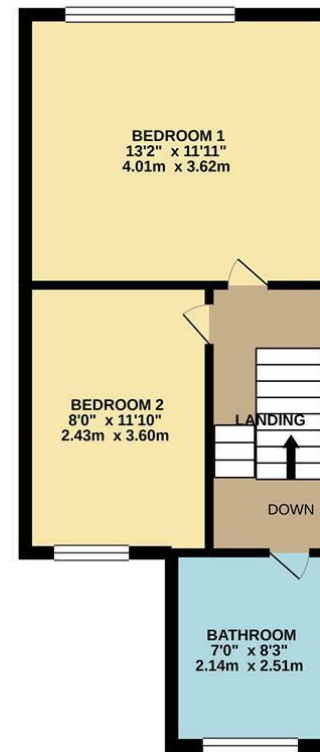
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GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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