



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

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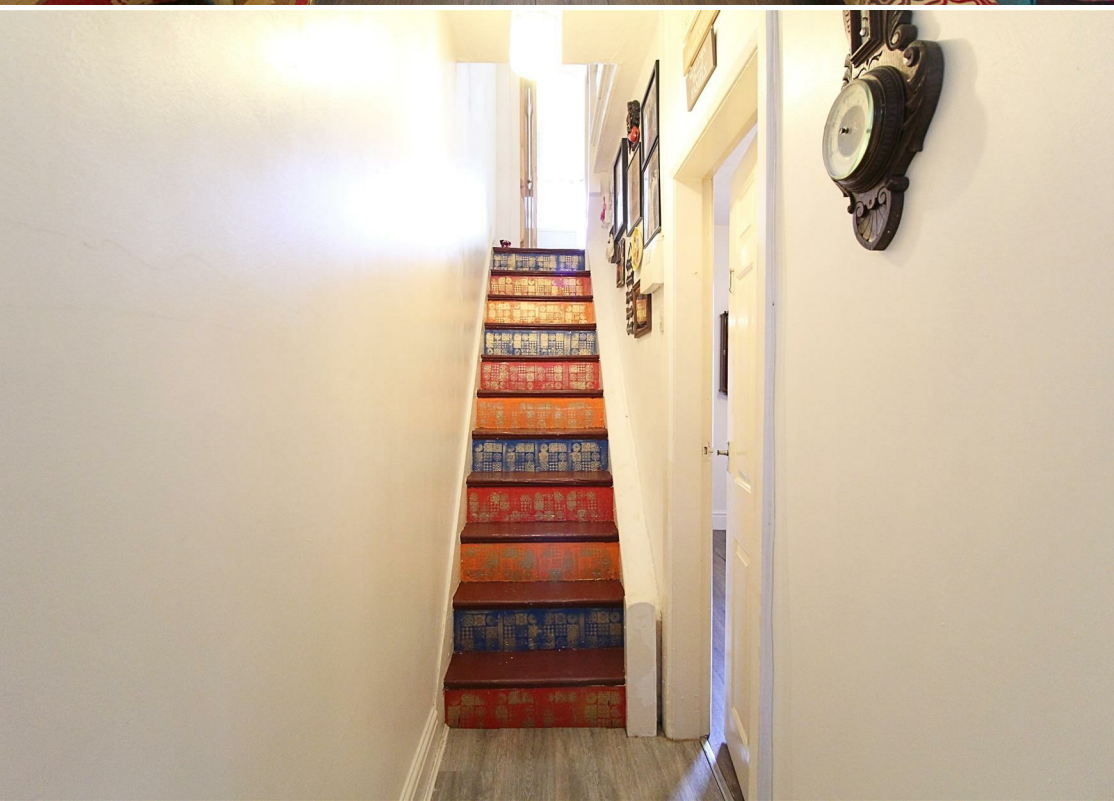
A well presented and cared for, two double bedroom mid terrace house which would ideally suit the First time buyer or a buy to let investor, The property has gas central heating double glazing and briefly comprises entrance hall, through lounge incorporating dining area, fitted kitchen, landing, two 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			
(55-68) D		60	
(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

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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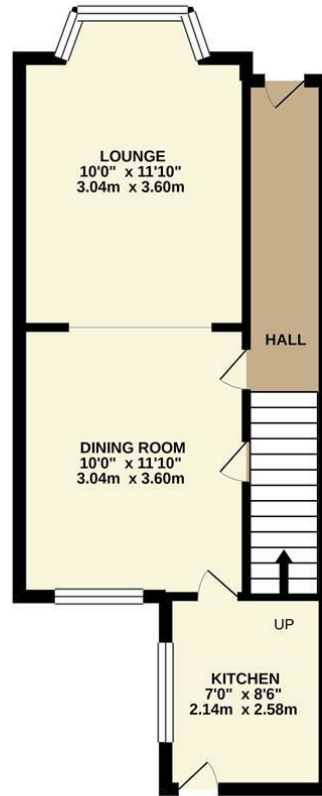
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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.

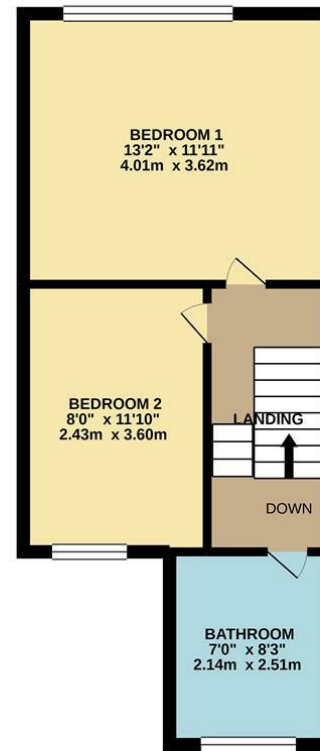
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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