

Belgrave Drive, Hull, HU4 6DW

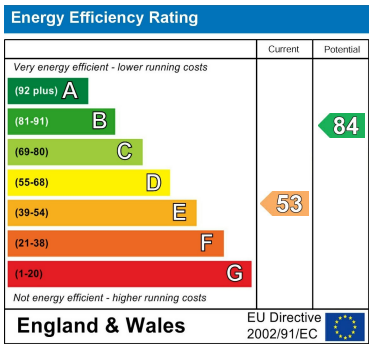
Offers Over £170,000

Philip Bannister

Belgrave Drive, Hull, HU4 6DW

Key Features

- Superb Sized, Traditional Style Property
- Popular Location Close to Amenities
- Three Double Bedrooms, 2 Reception Rooms
- Kitchen, Bathroom, Ground Floor W.c.
- Gardens Front & Rear, Driveway Offering Off Road Parking
- Offered with No Chain Involved, Early Viewing Is A Must
- EPC- E



A Spacious Three-Bedroom Semi-Detached Home with Excellent Potential And offered with No Chain Involved

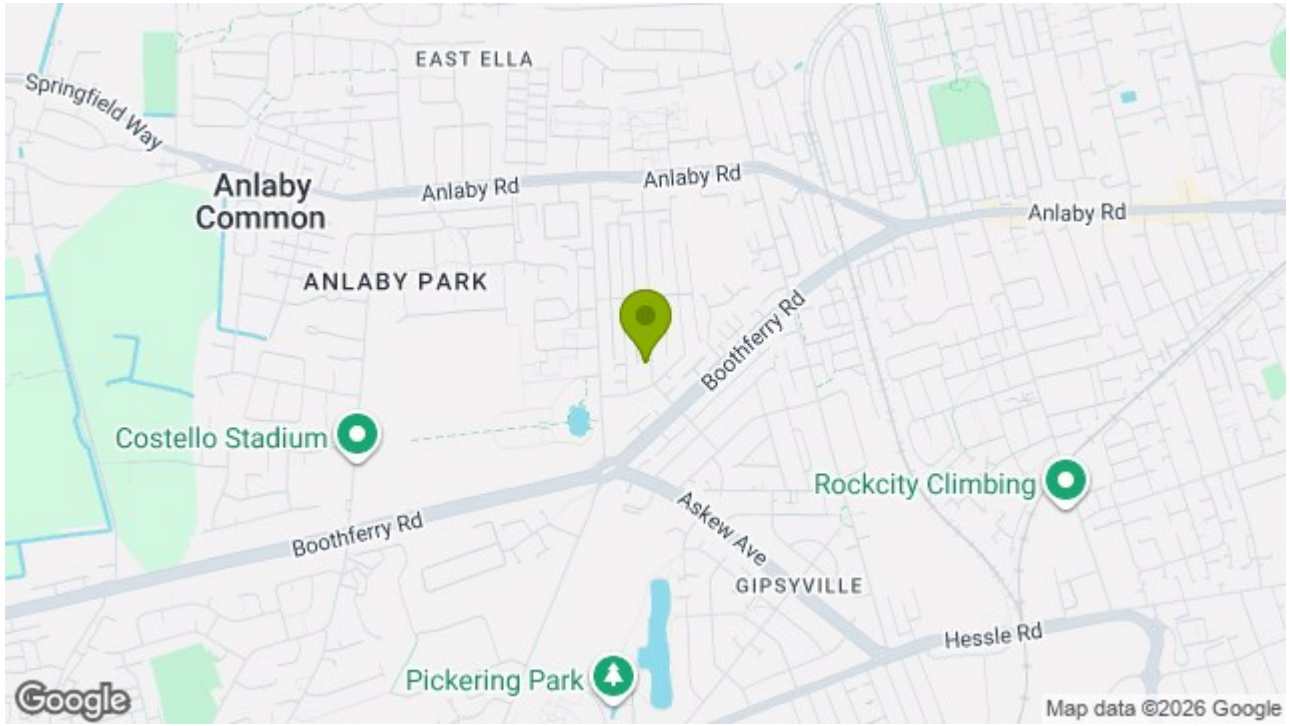
An excellent opportunity to purchase a generously proportioned three-bedroom semi-detached home, attractively priced to reflect the modernisation required. Situated on the popular Belgrave Drive, the property falls within the Eastfield Primary School catchment area and is conveniently located close to a range of local amenities and good transport links.

The accommodation briefly comprises an entrance porch, welcoming hallway, two reception rooms, kitchen and downstairs WC. To the first floor, there are three well-proportioned double bedrooms and a family bathroom fitted with a four-piece suite.

Externally, the property benefits from good-sized gardens to both the front and rear, together with a side driveway providing valuable off-road parking.

Offering generous living space and fantastic potential for buyers looking to put their own stamp on a home, this property is not to be missed.

Early viewing is highly recommended to fully appreciate the size, potential and value on offer. Contact us today to arrange your viewing!











ANLABY HIGH ROAD
Ideally located off Anlaby High Road 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 accessesd to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR

ENTRANCE PORCH
with double doors and tiled floor.

ENTRANCE HALL
with glazed door, laminate flooring and stairs to the first floor.

W.C.
with w.c. and wash hand basin

LOUNGE
with an attractive rounded bay window to the front elevation, feature fireplace and electric fire.

DINING AREA
with a square bay window to the rear elvataion.

KITCHEN
with a range of base and wall units, laminate works surfaces, drawers, sink unit, electric cooker box, plumbing for automatic washing machine and dish washer, splash back tiling, storage cupboard, vinyl flooring, two double glazed windows to the rear and side elevation and half glazed door.

FIRST FLOOR

LANDING
with window to the side elevation and access to roof void.

BEDROOM 1
with an attractive rounded bay window to the front elevation, and built in wardrobes

BEDROOM 2
with a double glazed square bay window to the rear elevation and storage cupboard.

BEDROOM 3
with a double glazed window to the rear elevation.

BATHROOM
with a four piece suite, comprising panelled bath, wash hand basin, w.c., separate shower cubicle, half tiled, vinyl flooring and double glazed window to the side elevation.

OUTSIDE
Outside the property has good sized gardens to the front and rear and a driveway offering off road parking.

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.
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.

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 independent 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.

TENURE.
We understand that the property is Freehold. This should be clarified by your legal representative.

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. 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











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