

Manor Road, Hull, HU5 5NT

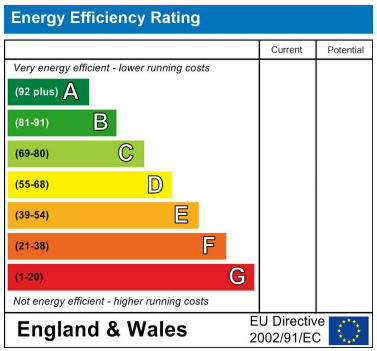
Asking Price £165,000

Philip Bannister

Manor Road, Hull, HU5 5NT

Key Features

- Superb End Terraced Family Home
- Conveniently Located On Willerby Road
- Entrance Hall, Lounge/ Dining Area
- Breakfast Kitchen, Landing
- Three bedrooms, Bathroom, Gardens
- Parking to Front & Rear
- No Chain Involved
- EPC



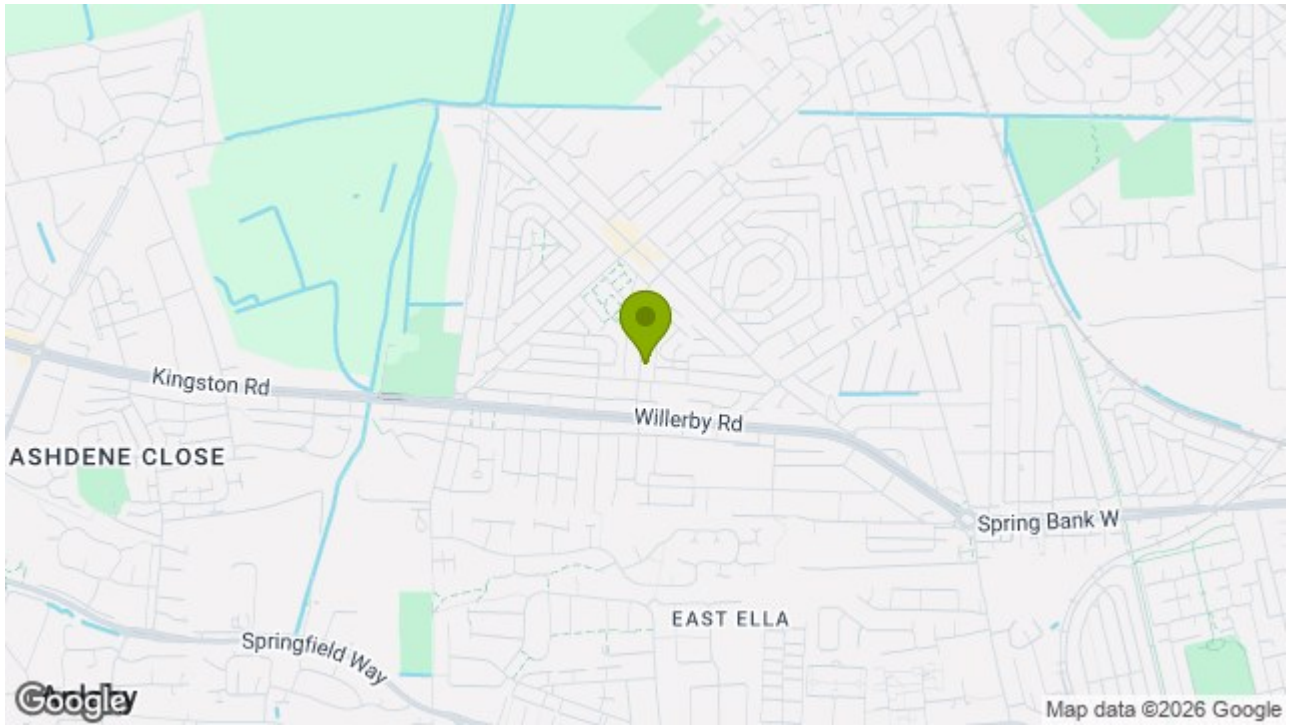
A Superb Three-Bedroom End-Terraced Home

A superb three-bedroom end-terraced property, ideally situated just off the ever-popular Willerby Road, conveniently located close to a range of local amenities and well-regarded schools.

Early viewing is highly recommended to avoid disappointment. The property briefly comprises an entrance hall, spacious lounge, separate dining area, breakfast kitchen, first-floor landing, three bedrooms and a family bathroom.

Externally, the property benefits from off-street parking for two vehicles to the front, a lovely rear garden and the added advantage of further parking accessed via a 10ft rear access.

Call us today to arrange your viewing!











WILLERBY
Willerby Road is conveniently located 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE HALL
with double glazed entrance door,

LOUNGE
with double glazed window to the front elevation.

DINING AREA
with double glazed window to the rear elevation.

BREAKFAST KITCHEN
with a range of base and wall unit, drawers, laminated work surfaces, sink unit, gas hob, electric oven, splash back tiling, two double glazed windows and double glazed french doors onto the rear garden.

FIRST FLOOR

LANDING
with double glazed window to the side elevation.

BEDROOM 1
with double glazed window to the front elevation.

BEDROOM 2
with double glazed window to the rear elevation, built in wardrobes.

BEDROOM 3
with double glazed window to the front elevation.

BATHROOM
with a three piece white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., vinyl flooring, fully tiled and double glazed window to the rear elevation

OUTSIDE
To the front of the property is off road parking for two cars and side access leading to a rear artificial lawn garden with large decking and seating area, fence forming boundary and double gates, offering additional parking vi a rear 10'

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 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.




CHESTER
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Chester







Approximate total area[1]

715 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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