

Hawkshead Green, Hull, HU4 7SZ

£995

Philip Bannister

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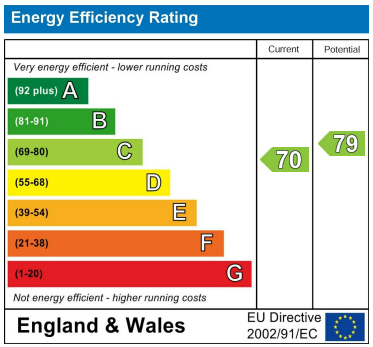
Key Features

- Offer Unfurnished,
- Extended Three Bedroom Home
- Superb Location, With Good Catchment Area For Schools
- Entrance Hall, Cloakroom/W.c., Lounge
- Large Extended Living/Dining kKitchen
- Three Bedrooms, Bathroom
- Gardens, Off Road Parking, Drive & Garage
- Early Viewing Is A Must
- EPC - C



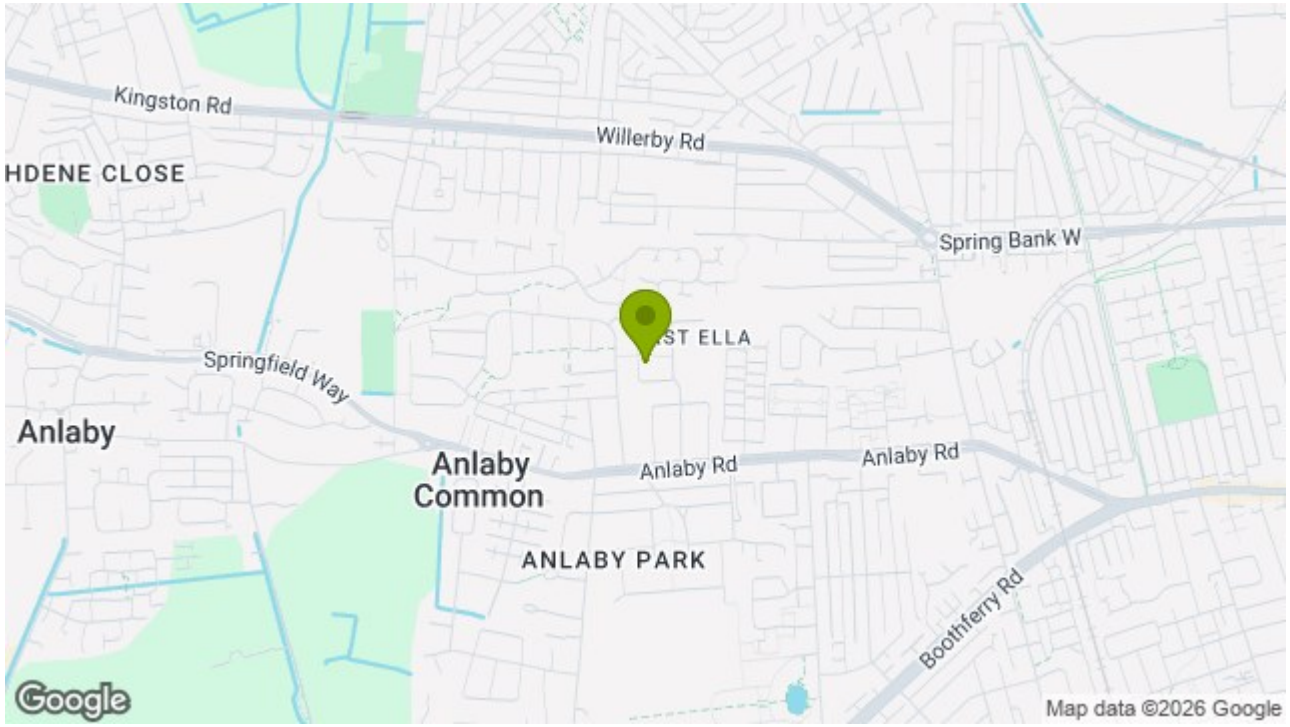
OFFERED UNFURNISHED

A superb extended three-bedroom semi-detached home, ideally situated within the popular Acres Head Primary School catchment area and conveniently located close to a range of local amenities.

The property is beautifully presented throughout and briefly comprises an entrance hall, cloakroom/W.C., spacious lounge, extended dining/living area with a modern fitted kitchen, three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking, leading to a garage. To the rear is an enclosed garden enjoying an attractive open aspect.

Early viewing is highly recommended! Call us today to arrange your viewing and avoid missing out on this fantastic home.











ANLABY COMMON
Ideally located close to local amenities including library, park & tennis courts 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 HALL

CLOAKROOM/W.C.
with two piece suite.

LOUNGE
with feature fireplace and electric fire

EXTENDED DINING/LIVING KITCHEN
Fully Fitted with hob, double oven, built in fridge and freezer and built in washing machine and dishwasher

FIRST FLOOR

LANDING

BEDROOM 1
with a range of built in wardrobes.

BEDROOM 2
with built in wardrobes.

BEDROOM 3
with built in cabin bed and built in wardrobe

BATHROOM
with a three piece suite, with shower over bath and glazed screen.

OUTSIDE
To the front of the property is a resin garden which offers off road parking along with a driveway that leads to a garage, and to the rear is a pleasant enclosed garden.

TENANCY INFORMATION
The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

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)

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 C. (East Riding Of Yorkshire 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.









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