



Eastfield Road, Hull, HU4 6DU
Asking Price £169,950

Philip
Bannister

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Key Features

- Superb Property Which Must Be Viewed Early
- Two Bedroom plus Loft area Mid terraced Home
- Entrance Hall, Lounge, Extended Living/Dining kltchen
- Cloakroom/w.c., landing, Parking To The front Of The property
- Rear Garden & Bar/Entertaining Area
- Close To Superb Schools & Local Amenities
- EPC -

An exceptional opportunity to purchase this superb home, which has been thoughtfully extended by the current owners to create a versatile and contemporary living space. Ideally positioned on Eastfield Road, the property is conveniently located close to a range of local amenities and an excellent primary school.

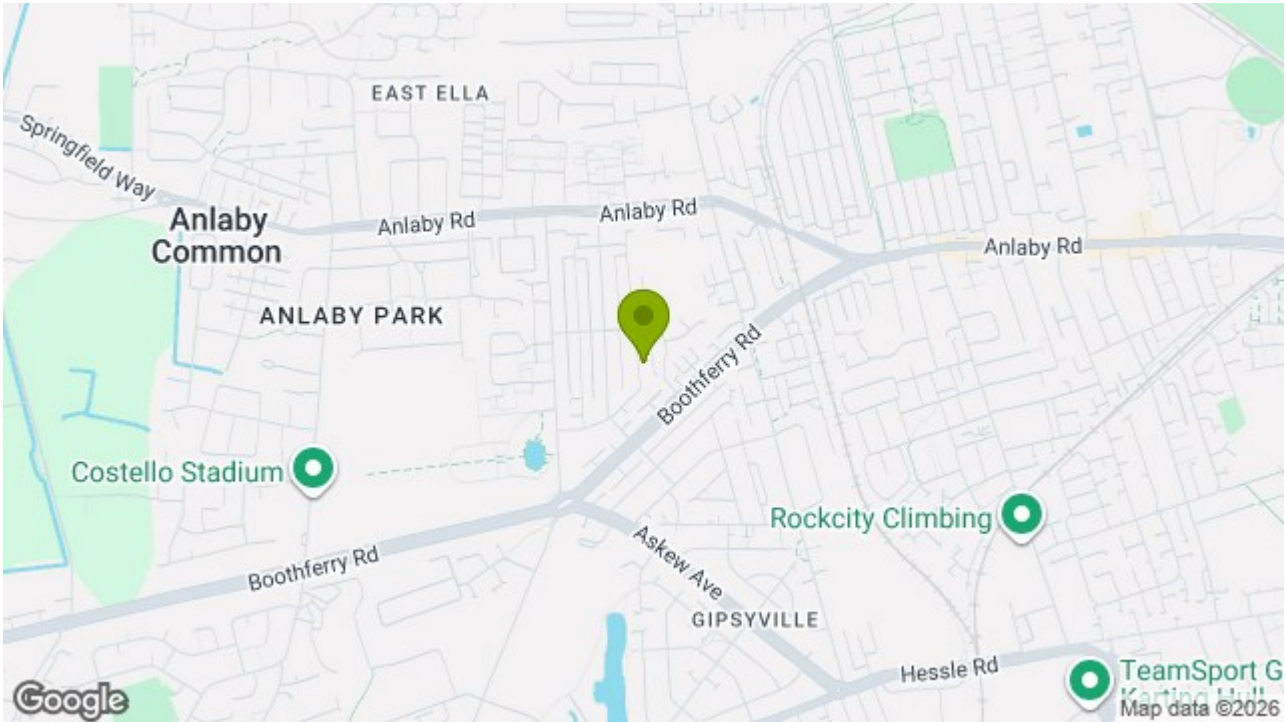
Early viewing is highly recommended to fully appreciate the accommodation and entertaining space on offer.

The property briefly comprises an entrance hall, spacious lounge, impressive open-plan living/dining kitchen, and a convenient downstairs cloakroom/W.C. To the first floor is a landing with a fixed staircase providing access to a useful loft area, two bedrooms and a family bathroom.

Externally, the property benefits from off-road parking for two cars to the front. To the rear is a private garden featuring a superb bar and entertaining area, creating an ideal space for relaxing and entertaining with family and friends.

This fantastic home is sure to attract considerable interest, so call us today to arrange your viewing and avoid disappointment!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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 accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR

ENTRANCE HALL

with double glazed door and stairs to the first floor.

LOUNGE

with double glazed window to the front elevation.

OPEN PLAN LIVING/DINING KITCHEN

with a range of base and wall units, drawers, laminate work surfaces, sink unit, electric hob, two electric ovens, extractor hood, built in dish washer, fridge freezer, dryer and washing machine, inset lights, laminate flooring, double glazed sky light and double glazed french doors leading out to the rear garden.

CLOAKROOM/W.C.

with a two piece white suite, comprising, wash hand basin, w.c. and laminate flooring.

LANDING

with fixed stairs to the loft area.

BEDROOM 1

with double glazed window to the front elevation and storage cupboard with railing and housing boiler.

BEDROOM2

with double glazed window to the rear elevation and storage cupboard.

BATHROOM

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

LOFT AREA

with two velux windows.

OUTSIDE

Outside to the front of the property is a pebbled garden area offering off road parking for two cars. To the rear is an artificial lawn garden for ease of maintenance, decking and fence forming boundary, A large bar/entertaining area with inset lights, storage area and double glazed french doors.

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 OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar alarm system.

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 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 NTSEAT 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.





Approximate total area⁽¹⁾
969 ft²
Reduced headroom
57 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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