

Cranbrook Avenue, Hull, HU6 7TY

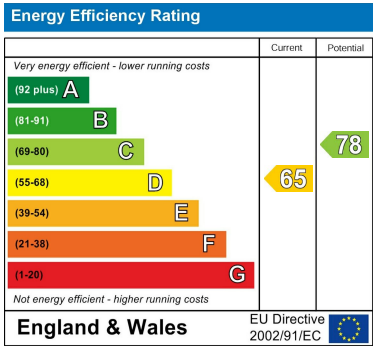
Offers Over £125,000

Philip Bannister

Cranbrook Avenue, Hull, HU6 7TY

Key Features

- Offered With No Chain Involved
- Close To The University and The Avenues Amenities
- Entrance Hall, Lounge, Dining Area
- Kitchen, W.C., Landing
- Two Bedrooms, Shower Room
- Gardens Front & Rear Gardens
- Early Viewing Is A Must
- EPC -



A well-proportioned two-bedroom end-terraced property, ideally suited to first-time buyers, investors or developers.

Conveniently situated close to the university and within easy reach of the popular Avenues area and its wide range of amenities, this property offers excellent potential.

Offered for sale with no onward chain, the accommodation briefly comprises an entrance hall, lounge/dining area, kitchen and ground-floor WC. To the first floor are two bedrooms and a shower room.

Externally, the property benefits from gardens to both the front and rear, together with 10-foot vehicular access.

Early viewing is highly recommended to appreciate the potential this property has to offer.











COTTINGHAM ROAD
The property is conveniently located off Cottingham Road close to Newland Avenue with easy access to local shops, schools, University, public transportation & local park. Good road communications offer ideal access for Hull City Centre, Beverley & the A63/M62 motorway link.

GROUND FLOOR

ENTRANCE HALL
with double glazed entrance door.

LOUNGE
with double glazed angle bay window to the front elevation and feature fire.

DINING AREA
with laminate flooring and a range of base and wall units and work surfacing.

KITCHEN
with a range of base and wall units and work surfacing, drawers, stainless steel sink unit, plumbing for automatic washing machine, electric hob and oven, extractor hood, built in microwave, splash back tiling, laminate flooring and double glazed window to the rear elevation.

REAR LOBBY
with double glazed door.

W.C.
with a wash hand basin in vanity units and w.c., boiler and window .

FIRST FLOOR

LANDING
with access to roof void.

BEDROOM 1
with double glazed angle bay window to the front elevation and storage cupboards.

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

SHOWER ROOM
with a three piece white suite comprising shower cubicle, wash hand basin, w.c., half tiled to walls, xpelair and double glazed window to the rear elevation.

OUTSIDE
Outside to the front of the property is a lawn garden with fencing forming boundary and gate. To The rear is a paved garden for ease of maintenance, flower and shrub beds, seating area and fencing 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 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.











Ground Floor



First Floor



Approximate total area(1)

709 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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