



82 Norland Avenue, Hull

£170,000

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INTRODUCTION

A good size family home which has vastly been extended and which must be viewed early to appreciate it's size. The property has gas central heating, double glazing and is situated in a lovely residential area in Anlaby Common. The property briefly comprises entrance porch, through lounge with dining area, fitted kitchen, separate sitting room, conservatory, rear lobby and shower room, to the first floor are three bedrooms and bathroom. Outside are gardens to the front and rear and driveway.

LOCATION

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 accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

ENTRANCE PORCH

With double glazed door.

LOUNGE/DINING AREA 23'7 x 16'7 max measurement narrowing to 7'4 (7.19m x 5.05m max measurement narrowing to 2.24m)

Lounge area, with double glazed window to front elevation, feature fireplace, gas fire, radiator, stairs to first floor.

Dining area - with radiator.

FITTED KITCHEN 15'11 x 8'5 (4.85m x 2.57m)

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, plumbing for automatic washing machine and dish washer, tiled floor, radiator and double glazed window to rear elevation.

SEPARATE SITTING ROOM 9'9 x 8'5 (2.97m x 2.57m)

With radiator and double glazed door giving access to:-

CONSERVATORY 6'11 x 10'6 (2.11m x 3.20m)

With tiled floor and double glazed door.

REAR LOBBY

With storage cupboard downstairs and tiled floor.

SHOWER ROOM

With three piece white suite, comprising shower, wash hand basin, w.c., tiled floor.

LANDING

With double glazed window to side elevation, storage cupboard and access to roof void.

BEDROOM 1 10'10 from front of wardrobes x 9'2 (3.30m from front of wardrobes x 2.79m)

With double glazed window to front elevation, radiator and built in wardrobes.

BEDROOM 2 10'7 x 10'8 (3.23m x 3.25m)

With double glazed window to rear elevation, radiator.

BEDROOM 3 7'7 x 7'1 (2.31m x 2.16m)

With double glazed window to front elevation, radiator.

BATHROOM 5'5 x 7'1 (1.65m x 2.16m)



With three piece white suite, comprising panelled bath, wash hand basin, w.c., splash back tiling, laminate floor, radiator and double glazed window to rear elevation.

OUTSIDE

To the front of the property is a pebbled garden offering additional parking via a driveway. To the rear is a lawn garden with patio area, fence 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 - The property lies within Band C (East riding of Yorkshire Council)

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 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.

AGENTS NOTE

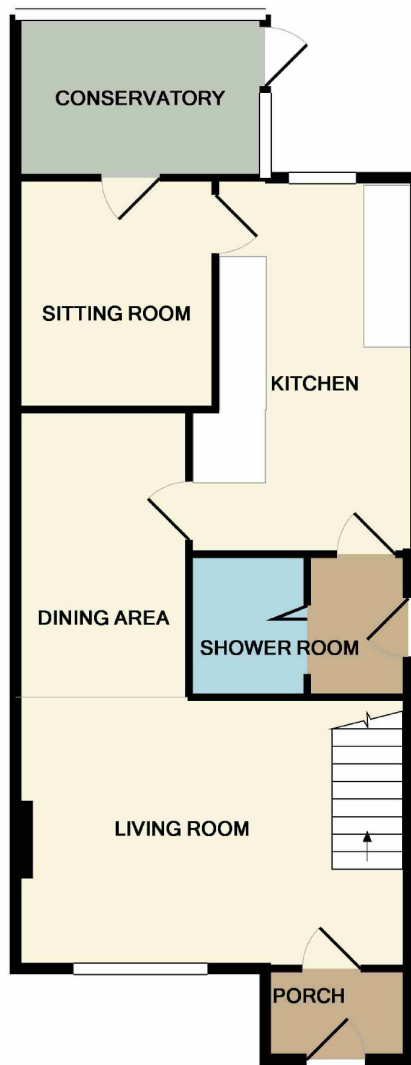
The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

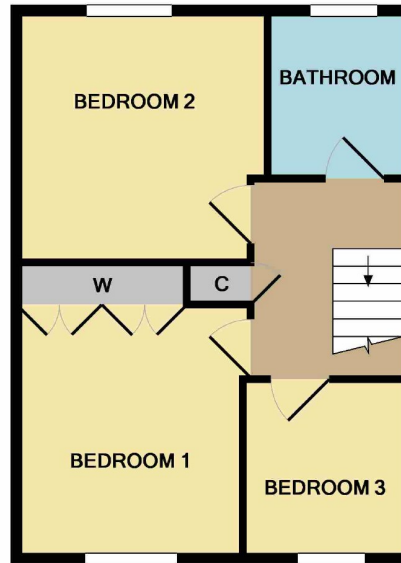
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.



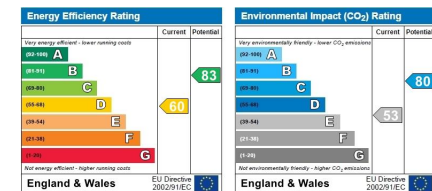


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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