



82 Norland Avenue, Hull

Offers Over £160,000

A good size family home which has vastly been extended and which must be viewed early to appreciate it's size.

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

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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

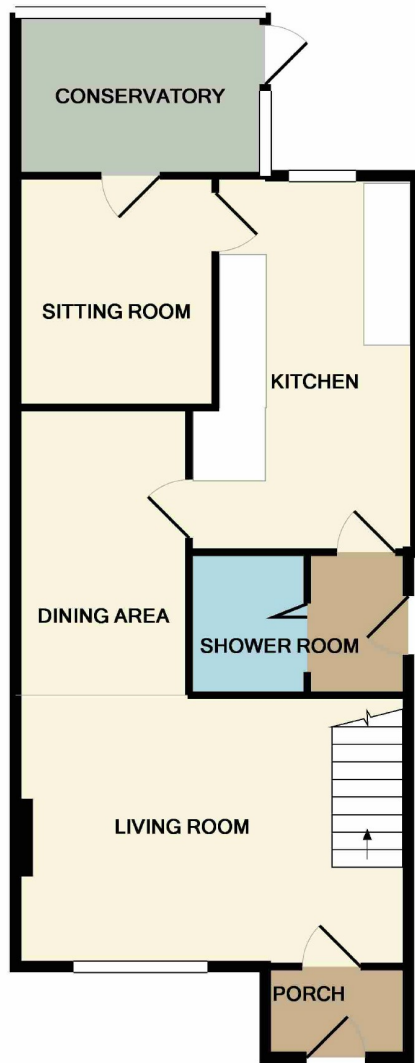
COMPANY INFORMATION

Agency Fees - Our full list of fees are available to view in our office or on our website.

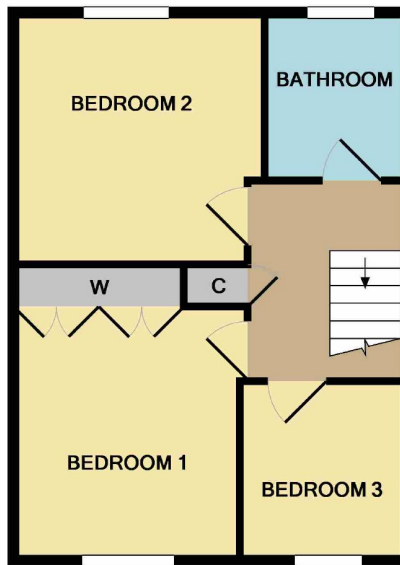
Client Money Protection - Philip Bannister & Co.Ltd are members of Propertymark and are covered by their Client Money Protection scheme. Their address is Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG

Redress Scheme - Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP



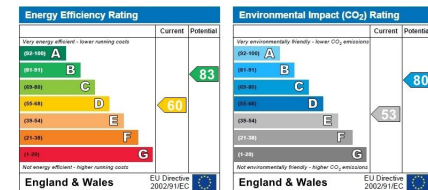


GROUND FLOOR



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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