



Monmouth Street, Hull, HU4 6QL
£89,950

Philip
Bannister
Estate & Letting Agents

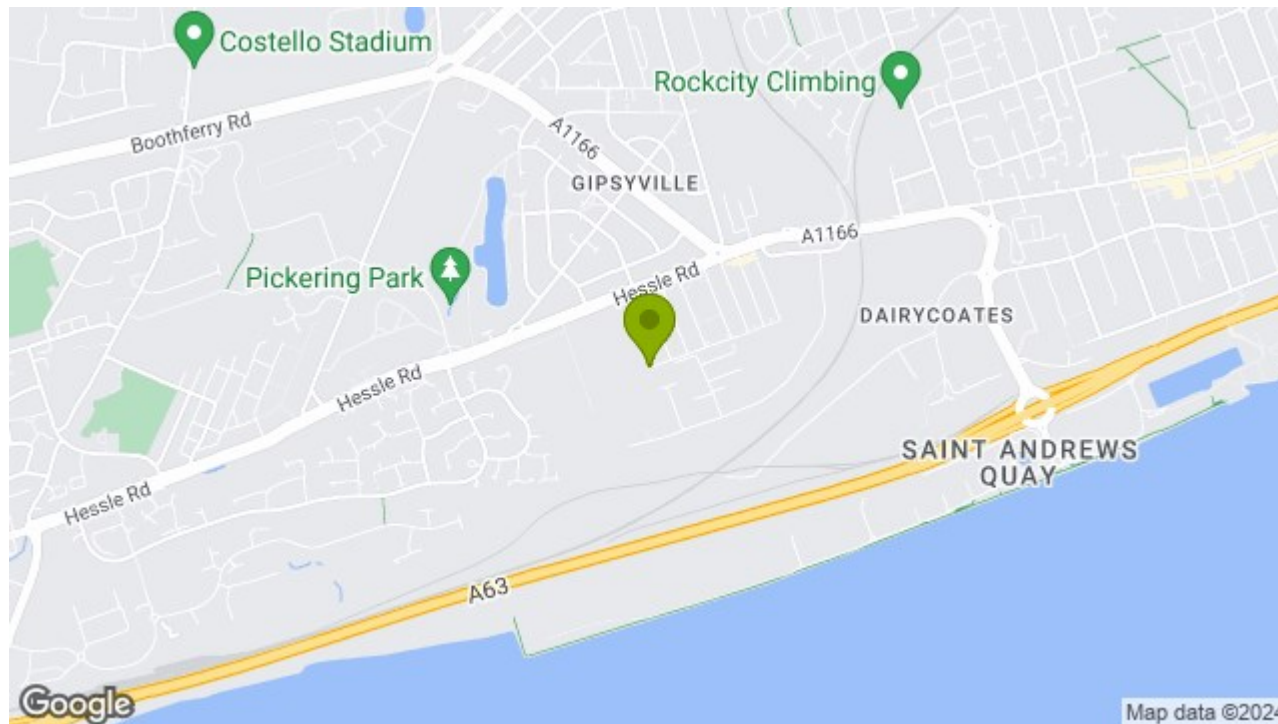
Monmouth Street, Hull, HU4 6QL

A fantastic opportunity to purchase a three bedroom home in the heart of West Hull, with scope to improve and put your own stamp on it. Requiring a degree of modernisation throughout. Flexible and versatile accommodation. Must be viewed.

Key Features

- 3 Bedrooms
- Scope to Improve
- Buy-To-Let Opportunity
- Ideal Starter Home
- Close to Amenities
- 2 Reception Rooms
- No Onward Chain
- EPC = C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
England & Wales	EU Directive 2002/91/EC





GROUND FLOOR;

LIVING ROOM

15'8 into bay x 11'10 (4.78m into bay x 3.61m)

A bay fronted living room with York stone fireplace housing a gas fire and storage.

DINING ROOM

8'11 x 9'6 (2.72m x 2.90m)

A versatile reception room ideal for dining.

KITCHEN

21'4 x 9'4 (6.50m x 2.84m)

WET ROOM

5'6 x 5'5 (1.68m x 1.65m)

With wet room flooring, electric shower, wash hand basin and tiled walls.

WC

With low flush WC, wet room style flooring, tiled walls and a window to the rear elevation.

FIRST FLOOR;

BEDROOM 1

10'7 max x 12'9 into (3.23m max x 3.89m into)

A bedroom of double proportions with bay window to the front elevation and 2 fitted wardrobes.

BEDROOM 2

12'6 x 7'1 (3.81m x 2.16m)

With window to the rear elevation and a boiler cupboard.

BEDROOM 3

7'5 x 9'6 (2.26m x 2.90m)

With window to the rear elevation.

EXTERNAL;

FRONT

Walled forecourt with block paving.

REAR

Courtyard style with garden shed.

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.

TENURE

We understand that the property is Freehold.

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.

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.

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 £120 Hamers £100 Lockings Solicitors £100



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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