



Normanton Rise, Hull, HU4 7SX
Offers Over £245,000



Platinum Collection

Normanton Rise, Hull, HU4 7SX

Simply sensational. This is not your average family home. Take a look at this beautifully appointed three bedroom property. The owners have worked tirelessly to create one of the most outstanding homes on the market. Presented to the highest of standards both internally and externally.



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Key Features

- Semi-Detached family Home
- Superbly Landscaped Rear Garden
- Stunning Living Dining Kitchen
- No Expense Spared
- Beautifully Appointed Throughout
- Sought-After Location
- Outdoor Kitchen
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C	66	
(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	

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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with karndean flooring.

LIVING ROOM

A beautifully appointed living room with karndean flooring, oriel bay window to the front elevation and a false chimney breast with inset.

LIVING DINING KITCHEN

20 x 16'3 (6.10m x 4.95m)

The hub of the home. This bespoke fitted kitchen benefits from shaker wall and base units, quartz work surfaces and kitchen island/breakfast bar with inset plug sockets. Integrated appliances include a Range Cooker, Automatic Dishwasher, Automatic Washing Machine, Boiling Water Tap, Double Belfast Sink Unit and an Extractor Fan. Further benefitting from karndean flooring, bi-folding doors, feature tiled splashback, inset spotlights, 2 sky lights and an infra-red panel heater. With ample space for both living and dining.

WC

With low flush WC and a vanity wash hand basin.

FIRST FLOOR;

BEDROOM 1

10'8 x 10'7 max (3.25m x 3.23m max)

A bedroom of double proportions with a variety of fitted furniture including, wardrobes, chest of drawers, shelving and overhead cupboards. Window to the front elevation.

BEDROOM 2

8'6 x 10'7 max (2.59m x 3.23m max)

A further bedroom of double proportions with sliding fitted wardrobes, recessed spotlights and a window to the rear elevation.

BEDROOM 3

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

A bedroom of single proportions with window to the front elevation.

BATHROOM

7'1 x 5 (2.16m x 1.52m)

A fabulous three piece bathroom suite comprising of a panelled bath over head shower, concealed cistern WC and a wash hand basin. Further benefitting from tiled walls, karndean flooring, recessed spotlights, heated towel rail, two wall mounted medicine cabinets and a window to the rear elevation.

LOFT AREA;

LOFT ROOM

12'6 x 10'6 (3.81m x 3.20m)

Not to regulations. With a fixed staircase, eaves storage and a Velux window.

EXTERNAL;

FRONT

To the front of the property is a walled gravelled garden and a driveway providing off-street parking.

REAR

A fabulous landscaped rear garden housing an outdoor kitchen area, cosy seating area with pergola, 2 composite decking seating areas, artificially turfed lawn, fenced borders and outdoor lighting and power.

GARAGE/WORKSHOP

With electric roller door to the front, glazed uPVC French doors to the rear, light and power supply and a wall mounted electric heater.

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 C (East Riding Of Yorkshire 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

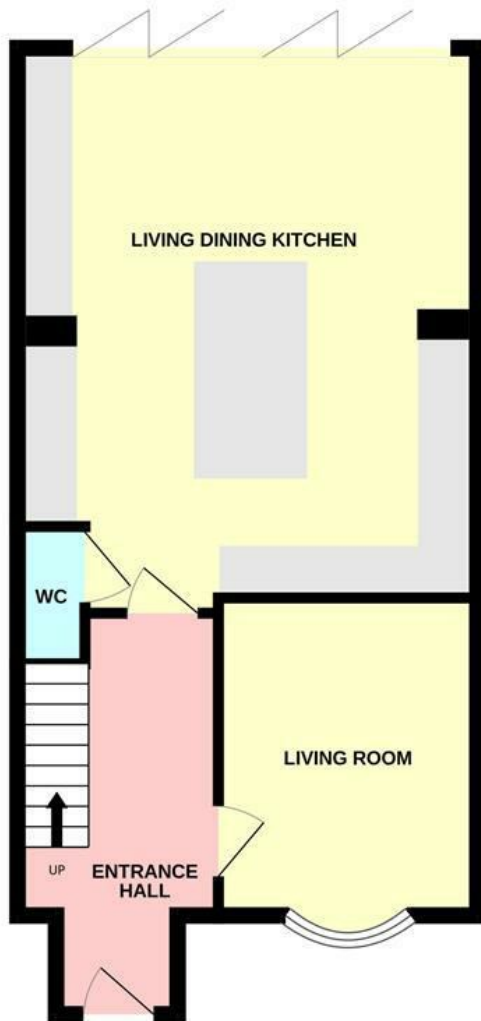
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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





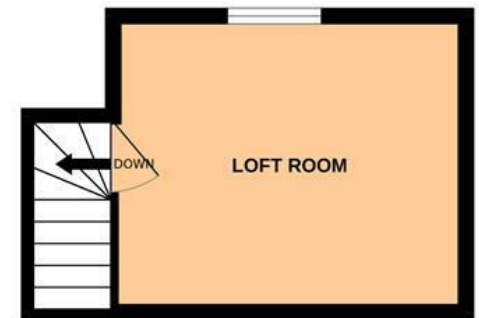
GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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