



Maplewood Avenue, Hull, HU5 5YF
£339,500



Platinum Collection

Maplewood Avenue, Hull, HU5 5YF

This fabulous home is situated in an ever popular development and boasts one of the best plots within it. Having been vastly extended and improved over the years this property is presented to the highest of standards both internally and externally. With an open plan feel to the ground floor and well proportioned bedrooms to the first floor this property really ticks every box for a family looking for their next home.

Externally the property has so much to offer from a wonderfully landscaped rear garden with seating areas and a summerhouse to ample off-street parking and a double garage. Act quick to not miss out on this fabulous home.



Maplewood Avenue, Hull, HU5 5YF

Key Features

- Stunning Detached Family Home
- Larger Than Average Plot
- Vastly Extended
- Open Plan Living Style
- Beautifully Appointed Throughout
- Landscaped Rear Garden + Summerhouse
- Double Garage + Ample Off-Street Parking
- EPC =



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

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

15'8 x 10'11 (4.78m x 3.33m)

Beautifully appointed living room with feature wall panelling, laminate wood flooring and an oriel bay window to the front elevation.

KITCHEN

12 x 9'1 (3.66m x 2.77m)

A well appointed kitchen with white gloss wall and base units, granite effect work surfaces and upstands. Integrated appliances include an Induction Hob, Electric Oven, Extractor fan and an Automatic Dishwasher, with further space for an American style Fridge/Freezer. Further benefitting from recessed spotlights, under-counter lighting and open to the dining and day rooms.

DINING AREA

11 x 9'1 (3.35m x 2.77m)

A versatile space open to both the kitchen and the day room with vertical radiator.

DAY ROOM

19'5 x 11'1 max (5.92m x 3.38m max)

A light and airy space with a lovely aspect over the rear garden. Benefitting from 2 sky lights, recessed spotlights, window to the side and rear elevations, a glazed door leading to the garden, breakfast bar and underfloor heating.

UTILITY ROOM

8'10 x 4'10 (2.69m x 1.47m)

With white gloss wall and base units, granite effect

work surfaces, plumbing for an Automatic Washing Machine, rear door and access to the Utility.

WC

With low flush WC, vanity wash hand basin and a heated towel rail.

FIRST FLOOR;

BEDROOM 1

11'1 x 9'11 (3.38m x 3.02m)

A master bedroom suite with two sets of fitted wardrobes, matching bedside tables, recessed spotlights, laminate wood flooring, a window to the rear elevation and access to the en-suite.

EN-SUITE

8'9 x 5'6 max (2.67m x 1.68m max)

With a three piece suite comprising of a shower enclosure, low flush WC and a vanity wash hand basin. Further benefitting from tiled floor with underfloor heating, partially tiled walls, recessed spotlights and a window to the side elevation.

BEDROOM 2

11'2 x 9'10 (3.40m x 3.00m)

A further bedroom of double proportions with window to the front elevation, fitted wardrobes with matching dressing table and laminate wood flooring.

BEDROOM 3

12'11 x 7'9 max (3.94m x 2.36m max)

Another double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 4

9'9 max x 12'1 inc wardrobes (2.97m max x 3.68m inc wardrobes)

A generous single bedroom with laminate wood flooring, deep fitted wardrobes and a window to the front elevation.

BATHROOM

8'9 x 5'6 (2.67m x 1.68m)

With a three piece suite comprising of a tiled bath with overhead electric shower, low flush WC and a vanity wash hand basin. Further benefitting from tiled flooring, partially tiled walls, recessed spotlights, heated towel rail, an airing cupboard and a window to the side elevation.

EXTERNAL

FRONT

To the front of the property is a brick-set driveway with further gravelled area providing ample off-street parking facilities.

REAR

SUMMERHOUSE

Purpose built summerhouse sat on a raised decking with built in bar and seating, glazed doors and power supply.

DOUBLE GARAGE

With electric doors, light & power supply.

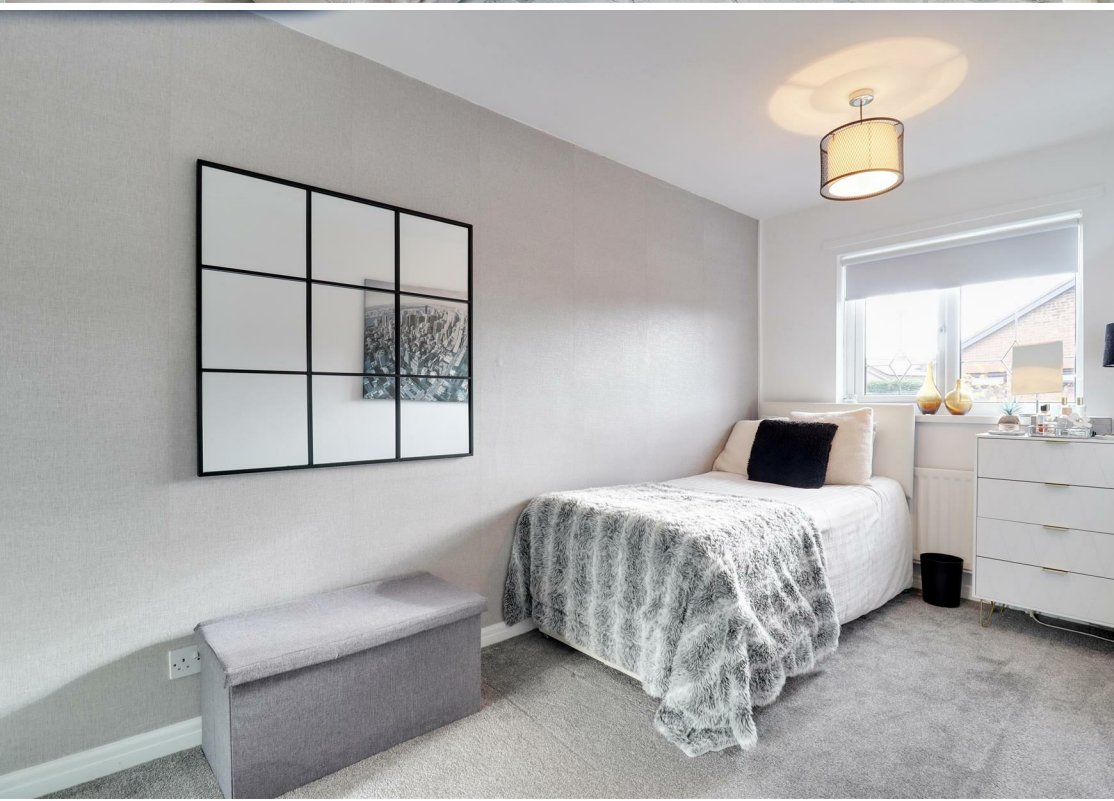
GENERAL INFORMATION

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 . (East Riding Of Yorkshire/ 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

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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 £120 Hamers£100 Lockings Solicitors £100

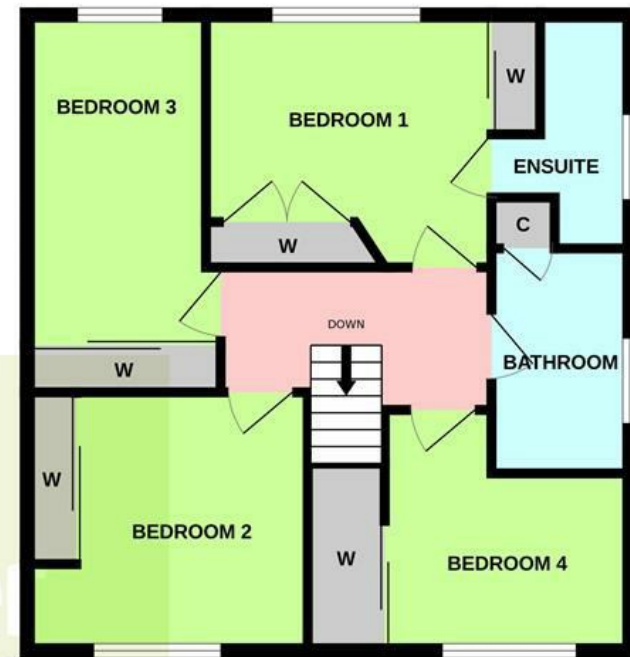




GROUND FLOOR



1ST FLOOR





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