



Wises Farm Road, Hull, HU5 4GA  
Offers Over £130,000

Philip  
**Bannister**  
Estate & Letting Agents



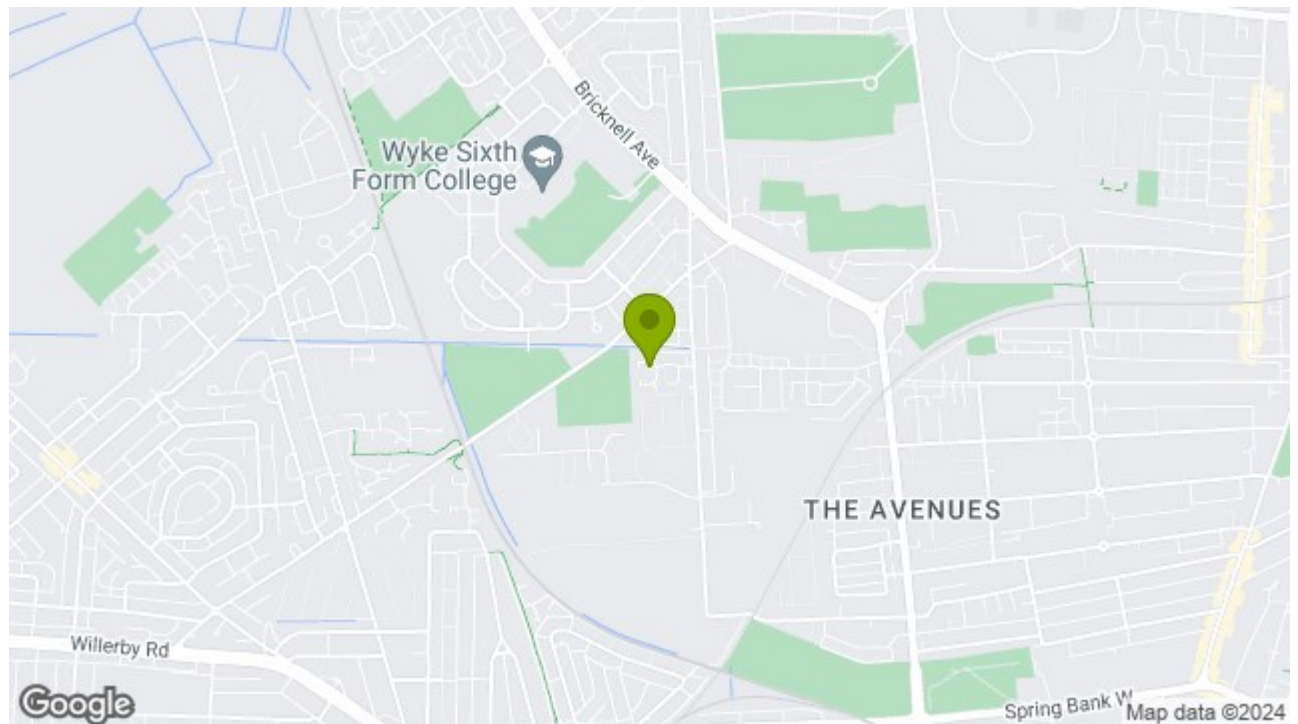
# Wises Farm Road, Hull, HU5 4GA

## Key Features

- Ideal Mid-Terrace Property for FTB/Investor
- Convenient Cul de Sac Location
- Entrance hall, Cloakroom/w.c.
- Kitchen, Conservatory, Landing
- Two Bedrooms, Bathroom,
- Parking to the front & Rear Garden
- Early Viewing Is A Must
- EPC - C

We are delighted to bring to the market this lovely, two bedroom terraced home. This property is ideally placed for local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links. The property briefly comprises entrance hall, cloakroom/w.c., lounge, Kitchen and conservatory, to the first floor are two bedrooms and a family bathroom. Outside, this property has a parking space to the front and an easy to manage rear garden that is mainly laid to lawn. This would be ideal for first time buyers, young couples or investors who want property in really popular areas. The property must be viewed early to avoid any disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









## **BRICKNELL /NATIONAL AVENUE AREA**

Wises Farm Close is a popular close on a small development off National/Bricknell Avenue, with the Avenues shopping and leisure area and the village of Cottingham and its many amenities just a short driving distance away. There are a number of local shops and Kelvin Hall School and Wyke College are in the immediate area. Good public transportation is available to the city centre, many parts of the city and the village of Cottingham.

## **ENTRANCE HALL**

with entrance door, tiled floor and storage cupboard.

## **CLOAKROOM/W.C.**

with a two piece suite, comprising wash hand basin, w.c., splash back tiling, radiator and tiled floor.

## **LOUNGE**

15' x 12'11 (4.57m x 3.94m)

with two radiators, stairs to first floor and double glazed french doors to the conservatory

## **KITCHEN**

8'1 x 6'7 (2.46m x 2.01m)

with a range of base and wall unit, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, splash back tiling, plumbing for automatic washing machine, tiled floor and sealed unit double glazed window to the front elevation.

## **CONSERVATORY**

8'6 x 9'5 (2.59m x 2.87m)

with radiator, laminate flooring and double glazed French doors to the rear garden.

## **LANDING**

with access to roof void.

## **BEDROOM 1**

8'1 x 12'11 (2.46m x 3.94m)

with two sealed unit double glazed windows to the front elevation and radiator.

## **BEDROOM 2**

8'2 x 12'11 (2.49m x 3.94m)

with sealed unit double glazed window to the rear elevation and radiator.

## **BATHROOM**

6'5 x 6'5 (1.96m x 1.96m)

with a three piece white suite, comprising panelled bath, wash hand basin in vanity unit, w.c., laminate flooring, and radiator.

## **EXTERNAL**

Outside to the front of the property is an allocated parking space and to the rear is an artificial lawn garden for ease of maintenance, with shed, decking area and fencing forming boundary with 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 sealed unit double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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.

## **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 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.

## **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 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

## **TENURE.**

We understand that the property is Freehold.



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