

Mayland Avenue, Hull, HU5 5JA

Offers Over £135,000

Philip Bannister

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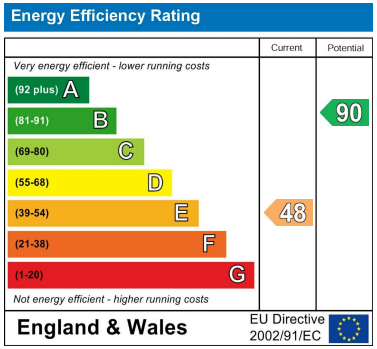
A superb two-bedroom mid-terraced house, ideally situated just off the popular Springhead Lane, off Willerby Road. The property is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links.

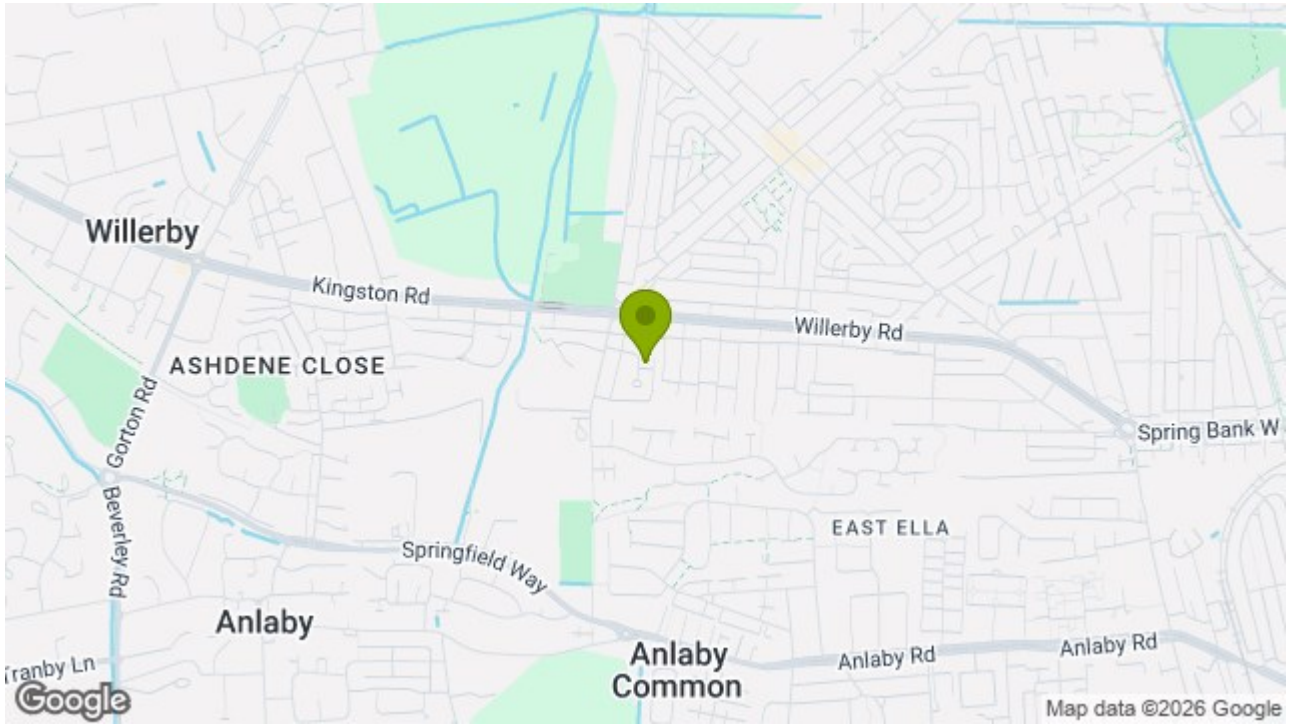
The accommodation briefly comprises an entrance hall, lounge, dining kitchen, downstairs cloakroom/W.C., two bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, together with a garage accessed via a 10' access.

Early viewing is highly recommended to appreciate the accommodation on offer. The property is offered for sale with no onward chain.

Key Features

- Offered with no chain involved
- 2 Bedroom Mid Terraced Home
- Excellent Location, Entrance Hall
- Lounge, Dining KItchen, Cloakroom/w.c.
- Two Bedrooms, Bathroom
- Gardens Front & Rear Garage via 10'
- Early Viewing Is A Must
- EPC = E













WILLERBY
Willerby Road located to the west of Kingston upon Hull. Located approximately approximately 4 miles from Hull City Centre and approximately 3 miles from Willerby. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. There are several schools within the area are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE HALL
with double glazed door.

LOUNGE
with double glazed window to the front elevation, understairs cupboard and laminate flooring.

DINING AREA
with laminate flooring and storage cupboard.

KITCHEN AREA
with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, larder unit with boiler, onset light, laminate flooring and double glazed window and french style doors to the rear elevation.

CLOAKROOM/W.C.
with w,c.

FIRST FLOOR

LANDING

BEDROOM 1
with double glazed window to the front elevation and laminate flooring.

BEDROOM 2
with double glazed window to the rear elevation and laminate flooring.

BATHROOM
with three piece white suite, comprising panelled bath, wash hand basin, w.c., fully tiled to walls, heated towel rail and double glazed window to the rear elevation.

EXTERNAL
Gardens front and rear and garage which is accessible via a 10' access

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.

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.

TENURE.
We understand that the property is Freehold. This should be clarified by your legal representative.

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











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