



Woodland End, Hull, HU4 6TP  
£265,000



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Platinum Collection

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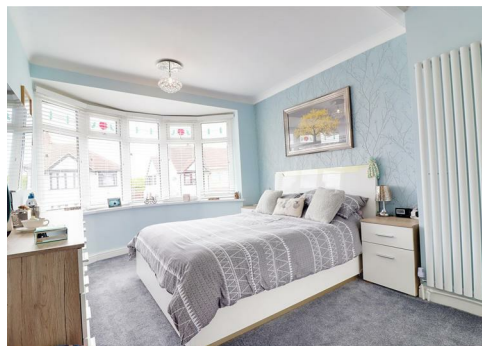
This well presented extended traditional three bedroom semi detached house located in this sought after location, close to good schools, amenities and offers ideal family accommodation. The property briefly comprises entrance porch, entrance hall, through lounge/dining area, further extended dining area and superb fitted kitchen. On the first floor there are three bedrooms (two fitted) and a modern bathroom. Outside to the front is a gravelled garden which offers additional parking to a private driveway to the side and a good sized rear garden. The property is situated a a large generous plot and the property must be viewed early to appreciate it's size and to avoid any disappointment.



# Woodland End, Hull, HU4 6TP

## Key Features

- Extended 3 Bedroom Semi Detached House
- Through Lounge/Diner, Further Dining Area
- Superb Fitted Kitchen, Landing
- 3 Bedrooms, Bathroom
- Parking, Large Rear Garden
- Early Viewing A Must, Excellent Location
- EPC= D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	66	
(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	

## **ANLABY HIGH ROAD**

Ideally located off Anlaby High Road close to local amenities 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.

## **ENTRANCE PORCH**

With access into the entrance hall.

## **ENTRANCE HALL**

With double glazed door, staircase to the first floor, laminate flooring, meter cupboard and radiator.

## **LOUNGE/DINING AREA**

22'11 x 11'9 (6.99m x 3.58m)

With a double glazed rounded bay window to the front elevation, feature fireplace with dual fuel burning stove, laminate flooring and radiator. The lounge opens into the dining area.

## **EXTENDED DINING AREA**

8'5 x 7'5 (2.57m x 2.26m)

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

## **FITTED KITCHEN**

19'5 x 7'6 (5.92m x 2.29m)

Having a range of fitted wall and base cabinets with complementary worktops with tiling above, incorporating single drainer sink unit, built in five ring gas hob with extractor hood above, electric oven, combination oven, integrated fridge, freezer, dishwasher, washing machine, tumble dryer and radiator, vinyl flooring, inset lights, radiator and double glazed window to the rear elevation and door to the side.

## **LANDING**

with double glazed window to the side elevation and access to roof void with pull down ladder.

## **BEDROOM 1**

14'1 x 10'3 (4.29m x 3.12m)

With a double glazed bay window to the front and radiator.

## **BEDROOM 2**

11'2 x 8'5 (3.40m x 2.57m)

With a double glazed window to the rear elevation, fitted wardrobes, overhead cupboards and radiator.

## **BEDROOM 3**

9' x 7'10 (2.74m x 2.39m)

With a double glazed oriel style window to the front elevation, fitted wardrobe and radiator

## **BATHROOM**

Comprising a three piece white suite with L shaped bath with electric shower over and glazed shower screen,, vanity wash hand basin, low level WC, tiled walls, inset lights, chrome heated towel rail and double glazed windows to the rear and side elevations.

## **EXTERNAL**

To the front is an open plan gravelled garden giving further off road parking and a private driveway to the side. A gate leads to the side with a covered seating area and access to the rear. The rear is a good sized garden with paved patio which leads to mainly garden with a gravelled area located at the bottom of the garden and two sheds.

## **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 OR 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 C. (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 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

### **TENURE.**

We understand that the property is Freehold.

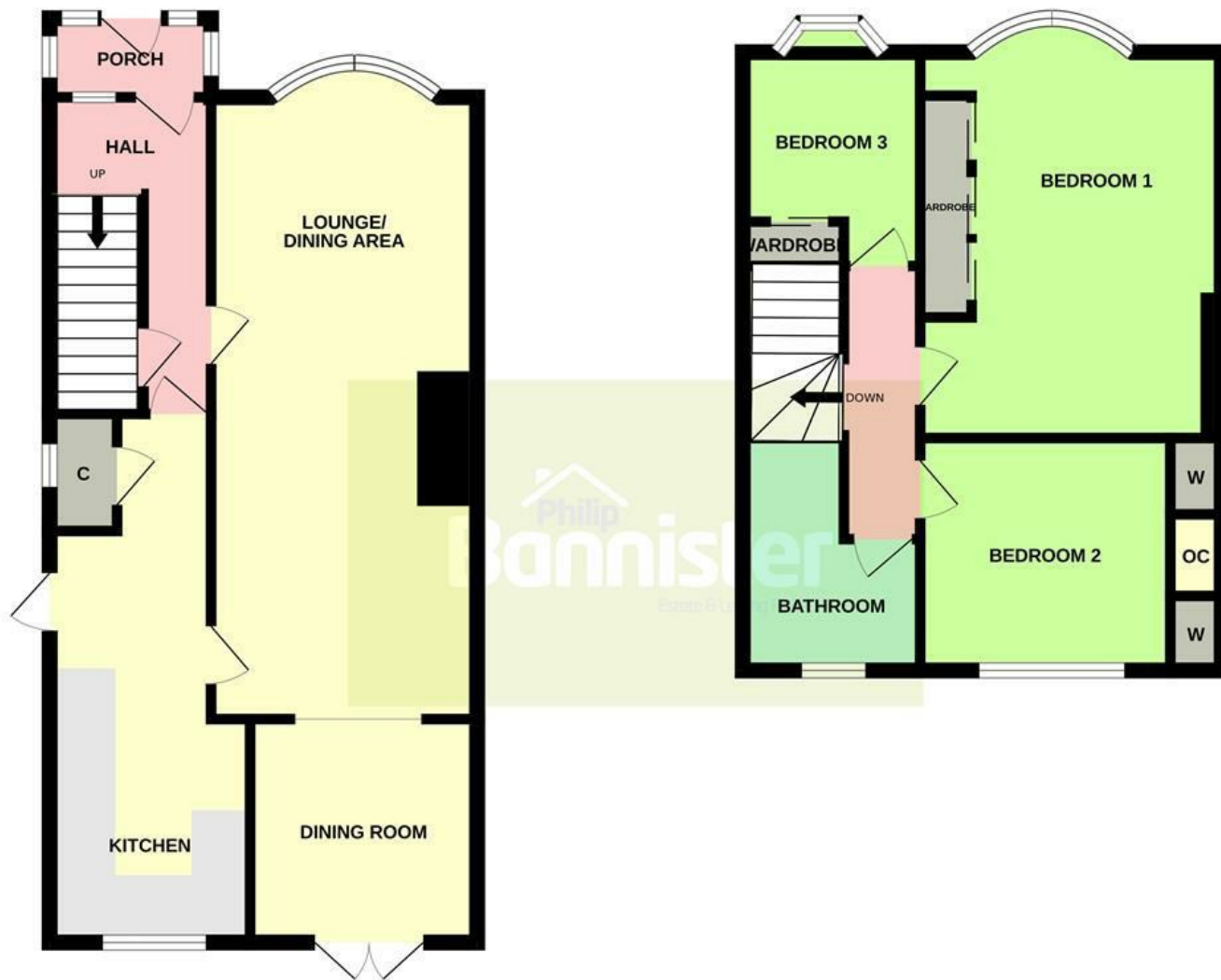






GROUND FLOOR

1ST FLOOR



15 WOODLAND END, ANLABY PARK

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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