



First Lane, Hull, HU10 6UF  
Offers In The Region Of £249,950

Philip  
**Bannister**  
Estate & Letting Agents



# First Lane, Hull, HU10 6UF

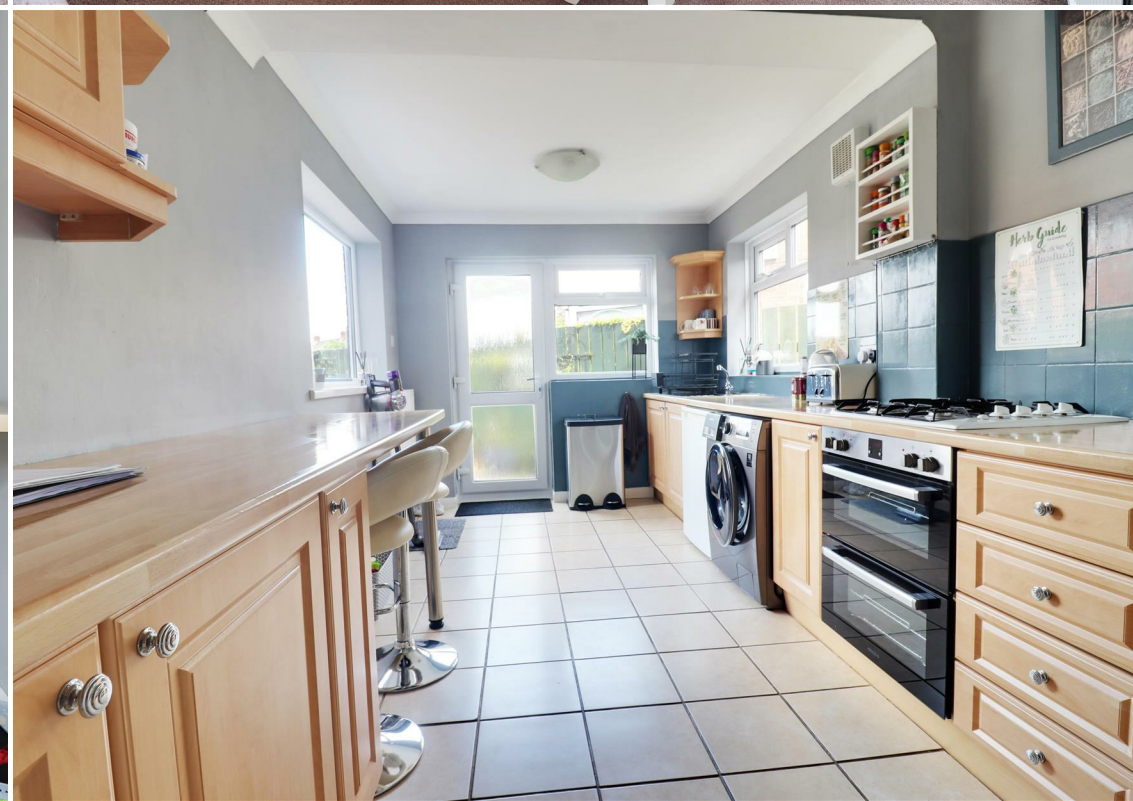
A true one of a kind. This property has so much more to offer than your standard 3 bedroom semi-detached home. Boasting an envious plot sat behind electric gates providing off-street parking for multiple vehicle and benefitting from a further single garage. Internally this home is immaculately presented with generous and flexible accommodation, offered to the market with no onward chain.

## Key Features

- Fantastic Plot
- No Onward Chain
- 2 Garages
- Immaculately Presented
- Sought-After Location
- Flexible Accommodation
- Ample Off-Street Secure Parking
- EPC =

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>63</b>	
EU Directive 2002/91/EC	
England & Wales	







## **ANLABY**

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A pleasant entrance hall providing access to the accommodation.

### **LIVING ROOM**

14'2 into bay x 12 (4.32m into bay x 3.66m)  
A generous living space with feature fireplace housing a gas fire and a bay window to the front elevation, open to the dining area.

### **DINING AREA**

9'7 x 10 (2.92m x 3.05m)  
A flexible reception space currently utilised as a dining area with French doors to the rear elevation.

### **BREAKFAST KITCHEN**

18'8 x 8'5 (5.69m x 2.57m )

### **LOBBY**

Providing access to the WC and Garage.

### **WC**

With low flush WC, wash hand basin and a window.

## **FIRST FLOOR;**

### **BEDROOM 1**

14'2 into bay x 11'5 inc wardrobes (4.32m into bay x 3.48m inc wardrobes )  
A bedroom of double proportions with bay window to the front elevation and fitted wardrobes.

### **BEDROOM 2**

11'5 inc wardrobes x 9'9 (3.48m inc wardrobes x 2.97m )  
A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

### **BEDROOM 3**

7'3 x 6'6 (2.21m x 1.98m )  
A bedroom of single proportions with a window to the front elevation.

### **BATHROOM**

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin, further benefitting from a heated towel rail and a window to the rear elevation.

## **EXTERNAL;**

### **FRONT**

With ample parking set behind electric gates providing secure parking for multiple vehicles.

### **REAR**

A low maintenance rear garden laid mainly to Indian sandstone pavers with a gravelled area housing a greenhouse, access to the single garage.

### **DOUBLE GARAGE**

With light and power supply. rear door, windows and up and over door.

### **SINGLE GARAGE**

Accessed via a tenfoot and via the rear garden with

up and over door, side door, window and light and 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 OR.

**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.

## **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.

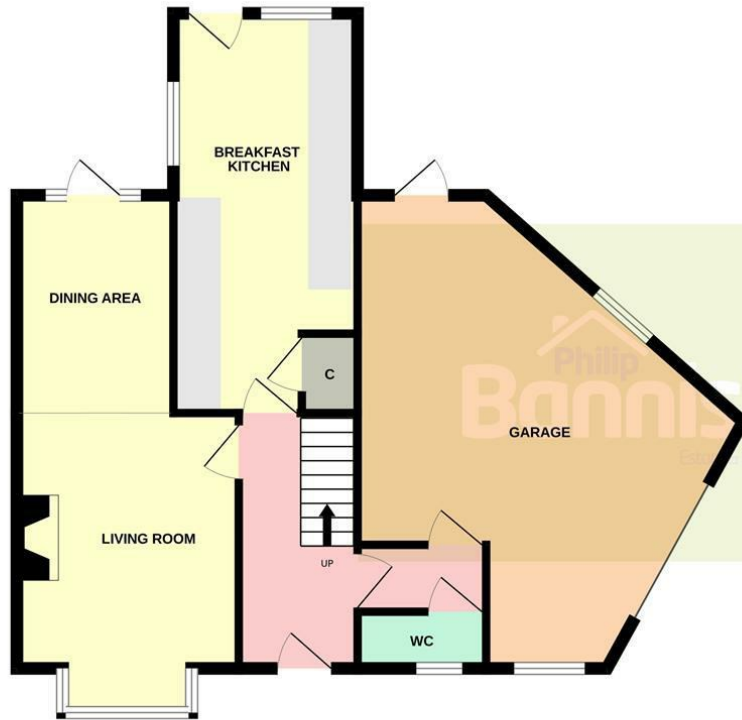
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



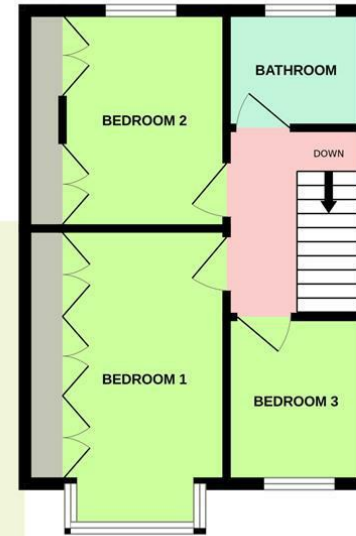




GROUND FLOOR



1ST FLOOR



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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