



Spring Gardens, Hull, HU4 7QL  
Offers Over £180,000

Philip  
**Bannister**  
Estate & Letting Agents



# Spring Gardens, Hull, HU4 7QL

An extremely good sized three bedroom end terrace house situated on the popular spring gardens in Anlaby Common. The property has gas central heating system, double glazing and briefly comprises entrance hall, lounge, dining kitchen, office/study, cloakroom/w.c. landing, three bedrooms and shower room. Outside are gardens to the front and rear and a driveway offering off road parking. The property is offered with no chain involved and must be viewed early to avoid any disappointment

## Key Features

- A Good Sized Family Home, In A Great Location
- Entrance Hall, Lounge, Dining Kitchen
- Office/Study, cloakroom/w.c.c Landing, 3 Bedrooms
- Shower Room, Gardens Front And Rear
- Driveway offering Off Road Parking
- No Chain Involved. Early Viewing A Must
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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 COMMON

Ideally located close to local amenities including library, park & tennis courts 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 HALL

With double glazed entrance door, radiator and stairs to first floor.

## LOUNGE

18'2 x 10'6 max measurement (5.54m x 3.20m max measurement)

with double glazed bow style window to the front elevation, electric fire, radiator and double glazed French style doors

## DINING KITCHEN

8'9 x 15'2 (2.67m x 4.62m)

with a range of base and wall unit, laminate work surfaces, sink unit, gas cooker point, plumbing for automatic washing machine, radiator, vinyl floor covering, splash back tiling and double glazed window to the rear elevation and door.

## OFFICE/STUDY

8'10 x 5'9 (2.69m x 1.75m)

with double glazed window to the front elevation and radiator.

## WC

with window and w.c.

## LANDING

with airing cupboard, and access to roof void.

## BEDROOM 1

9'2 max measurements x 15'4 (2.79m max measurements x 4.67m)

with double glazed window to the rear elevation, radiator and storage cupboard housing boiler.

## BEDROOM 2

8'9 x 12'5 (2.67m x 3.78m)

with double glazed window to the front elevation, storage cupboard and radiator.

## BEDROOM 3

5'11 x 12'2 (1.80m x 3.71m)

## SHOWER ROOM

5'5 x 5'8 (1.65m x 1.73m)

with a three piece suite, comprising shower cubicle wash hand basin, w.c. fully tiled, radiator and double glazed window to the rear elevation.

## EXTERNAL

Outside to the front of the property is a pebbled garden and driveway offering multiple parking facilities, and to the rear is a mainly laid to lawn, good sized garden with patio area, shed and hedging and fencing forming boundary.

## 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. (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.

## 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.

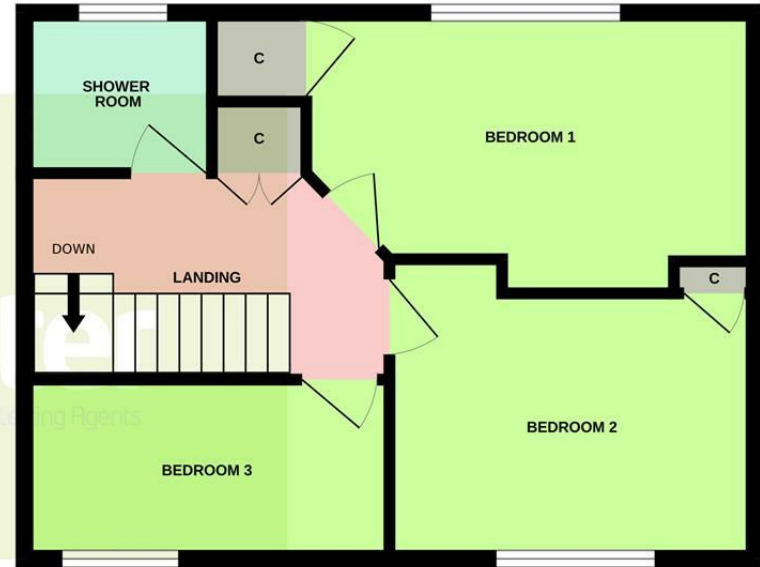




GROUND FLOOR



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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