



Anlaby Road, Hull, HU4 6DJ  
£349,950



Platinum Collection

## Anlaby Road, Hull, HU4 6DJ

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A rare opportunity has arisen to purchase this double fronted Detached bungalow situated in a great location and positioned on a good sized plot. The property needs to be viewed internally to fully appreciate it's size and to not miss out on this fabulous property.

The property briefly comprises a large welcoming entrance hall, lounge, large newly fitted living/dining kitchen, rear lobby, cloakroom/w.c., two ground floor bedrooms, main bedroom with en suite bathroom, landing, two further double bedrooms, ensuite shower room, front garden with drive and garage and a large south facing garden.

Early viewing is a must to appreciate this lovely family home.



# Anlaby Road, Hull, HU4 6DJ

## Key Features

- 4 Bed Double Fronted Detached Bungalow
- Large South Facing Garden
- Driveway, Garage
- Full Width Dining/Living Kitchen
- Large Welcoming Entrance Hall
- Eastfield School Catchment Area
- Early Viewing Is A Must
- EPC - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 HALL**

With double glazed entrance door, recessed area, laminate flooring and radiator.

## **LOUNGE**

with double glazed rounded bay window to the front elevation, two further double glazed windows to the side elevation, feature fireplace, gas fire and radiator

## **LARGE LIVING/DINING KITCHEN**

14'3" x 32'9" (4.36 x 10'38)  
with a range of base and wall units, work surfaces, drawers, enamel sink unit, central island unit with wine cooler and storage, built in dish washer, gas cooker point, splash back tiling, larder units, laminate flooring, double glazed windows to the rear and side elevation and two double glazed french doors onto the rear garden

## **BEDROOM 1**

12'6 x 14'1 (3.81m x 4.29m)

## **ENSUITE BATHROOM**

9'6 x 7'5 (2.90m x 2.26m)  
with four piece white suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c., fully tiled, tiled floor, radiator and double glazed window.

## **BEDROOM 2**

8'11 x 14'4 (2.72m x 4.37m)  
with double glazed window to the side elevation, radiator.

## **UTILITY LOBBY**

with double glazed door, radiator, tiled floor and plumbing for automatic washing machine.

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

with two piece white suite, comprising, w.c., wash hand basin, tiled floor, radiator and double glazed window to the side elevation.

## **LANDING**

## **BEDROOM 3**

17' max measurements x 13'9 (5.18m max measurements x 4.19m)  
with double glazed window to the rear elevation, radiator.

## **EN SUITE SHOWER ROOM**

6'6 x 8'5 (1.98m x 2.57m)  
with three piece white suite, comprising shower cubicle, wash hand basin, w.c., radiator, and velux window.

## **BEDROOM 4**

15'7 max measurements x 13'11 max measurements (4.75m max measurements x 4.24m max measurements)  
with double glazed window to the front elevation, storage cupboard, radiator.

## **EXTERNAL**

To the front of the property is a pebbled walled garden offering ease of maintenance with driveway and garage. To the rear is a large south facing lawn garden with patio, hedging forming boundary and 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 replacement PVC double glazed frames

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band D (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.

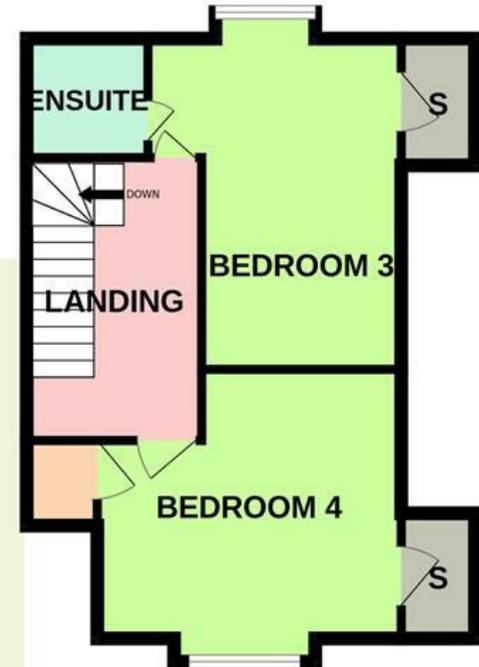




GROUND FLOOR



1ST FLOOR







**Philip**  
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Estate & Letting Agents

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