



Stable Walk, Hull, HU3 6AD  
Offers Over £235,000

Philip  
**Bannister**  
Estate & Letting Agents

# Stable Walk, Hull, HU3 6AD

Welcome to Stable Walk, Hull - a charming detached house that offers a perfect blend of comfort and style.,

With 3 generously sized bedrooms, including a master bedroom with an ensuite shower room, this home provides ample space for a growing family. The property features a cloakroom/w.c. dining kitchen perfect for entertaining and lounge for relaxing.

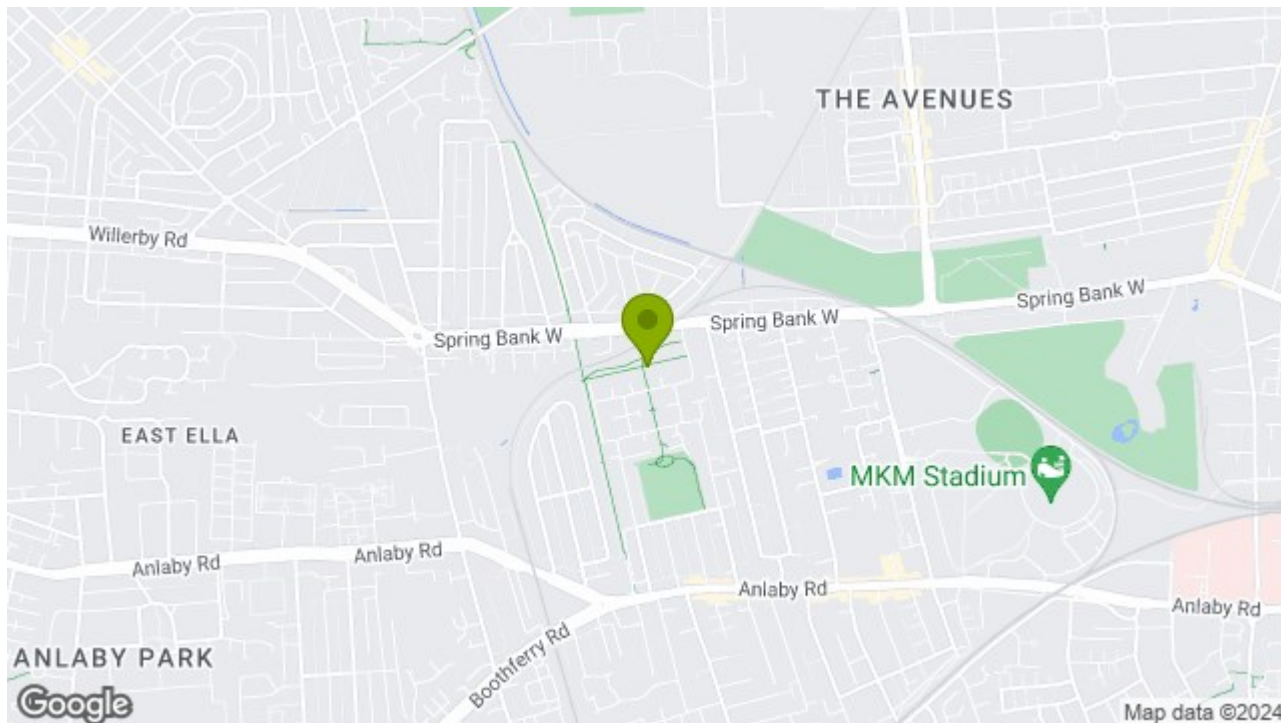
Outside, you'll find a rear garden and a garage which is situated in a nearby block.

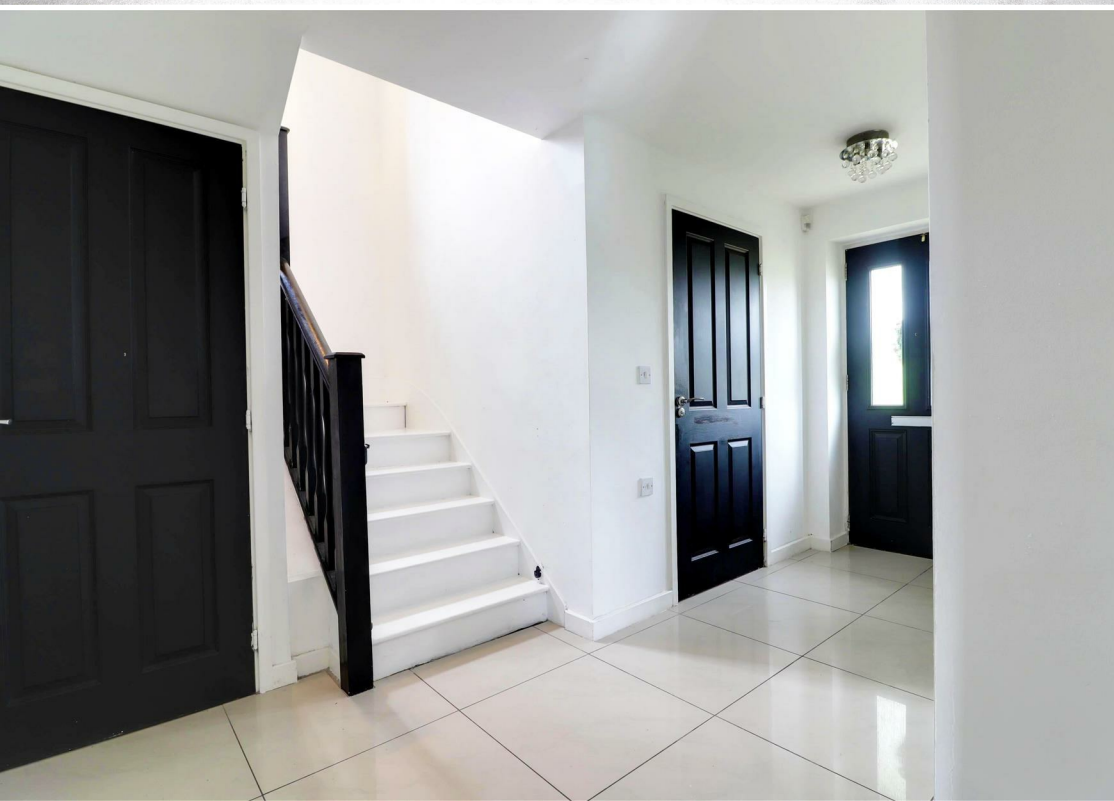
Don't miss out on the opportunity to make this double front detached home your own. Book a viewing today to avoid any disappointment

## Key Features

- Detached Family Home
- Cul-De-Sac In Popular Location
- Welcoming Hall, Cloakroom/w.c.
- Spacious Lounge, Larger Dining kitchen
- Enclosed Garden, Parking, Garage
- Early Viewing A Must
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(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		
England & Wales	EU Directive 2002/91/EC	





## **ANLABY HIGH ROAD**

Ideally located off Anlaby Road/Spring Bank West 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**

Double glazed window & entrance door to the front aspect, access to downstairs cloakroom, lounge & kitchen/diner, porcelain tiled flooring, radiator, stairs to first floor.

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

double glazed frosted window to the side aspect, two piece suite comprising of low level W.C. & wash hand basin, porcelain tiled flooring, radiator.

## **LOUNGE**

14'7 x 11'2 (4.45m x 3.40m)  
with two double glazed windows to the side aspect, t, radiator, double glazed French doors to rear garden.

## **DINING KITCHEN**

13'3 x 17'11 (4.04m x 5.46m)  
Two double glazed windows to the front aspect, fitted with a range of modern wall & base units, complimentary work surfaces, integrated oven & gas hob, stainless steel extractor hood, sink/drainers & mixer tap, integrated dishwasher & fridge, space for fridge/freezer, dining area, spotlights, porcelain tiled flooring, radiator, double glazed French doors to rear garden.

## **LANDING**

with double glazed window to the side aspect, built in storage cupboard.

## **BEDROOM 1**

13'3 x 17'11 max measurement (4.04m x 5.46m max measurement)  
with double glazed window to the rear aspect, radiator, access to en-suite.

## **EN SUITE SHOWER ROOM**

with double glazed frosted window to the side aspect, three piece suite comprising of a shower cubicle, low level W.C. & pedestal wash hand basin, radiator.

## **BEDROOM 2**

9'6 x 15'8 max measurements (2.90m x 4.78m max measurements)  
with double glazed windows to the front & side aspects, and radiator.

## **BEDROOM 3**

11'3 x 7'8 (3.43m x 2.34m)  
with Dual aspect double glazed windows to the each side, and radiator.

## **BATHROOM**

7'4" x 6'10" (2.24m" x 2.08m")  
with double glazed frosted window to the side aspect, three piece suite comprising of a panelled bath with shower over, low level W.C. & pedestal wash hand basin, part tiled walls & flooring, chrome heated towel rail.

## **EXTERNAL**

To the outside there is a front garden mostly laid to lawn with wrought iron fencing and gate and an enclosed side/rear garden partly laid to lawn with a large paved patio area, high perimeter wooden fencing and gated side access. The property also has a single garage to the rear of the property and allocated parking a short distance from the property.

## **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.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - From a verbal enquiry/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



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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