



Hull Road, Hull, HU4 7RR
Offers In Excess Of £130,000

Philip
Bannister
Estate & Letting Agents

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Welcome to this semi-detached house on Hull Road, Anlaby Common, Hull, which is offered with no chain involved. This property boasts a popular location that is close to local amenities with two reception rooms, conservatory and three bedrooms the property would suit the growing family.

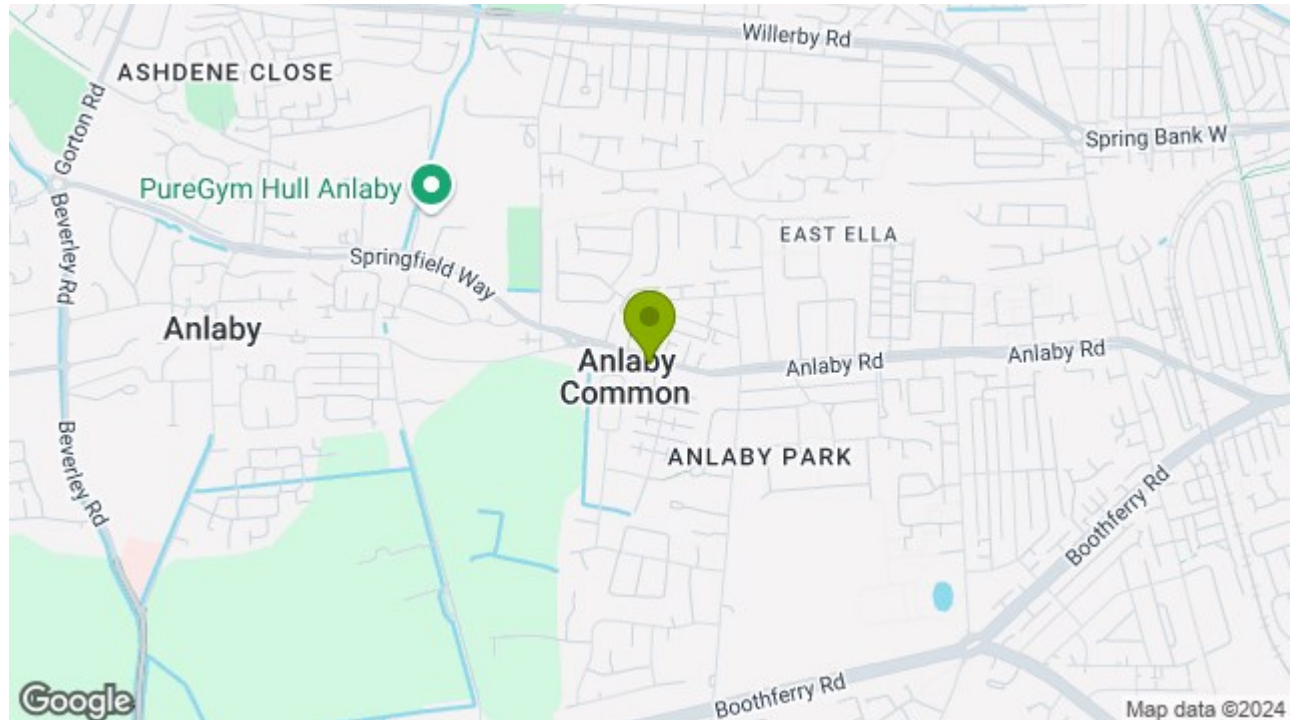
Outside is a good-sized rear garden with 10' access,

Although this property is in need of a full refurbishment, the property must be viewed early to avoid missing out on this project/opportunity

Key Features

- No Chain Involved
- Refurbishment opportunity
- Two Reception Rooms, Kitchen, Conservatory
- Three bedrooms, shower room
- Gardens Front & Rear, 10' Vehicular Access
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 PORCH

with double glazed door and window to the side elevation.

ENTRANCE HALL

with glazed door and stairs to first floor.

LOUNGE

14'4 into bay x 10'11 (4.37m into bay x 3.33m)
with double glazed angle bay window

SEPARATE SITTING ROOM/DINING ROOM

11'11 into bay x 13'11 (3.63m into bay x 4.24m)
with double glazed window, feature fireplace and storage cupboards,

KITCHEN

12' x 6'1 (3.66m x 1.85m)
with a range of base and wall units, laminate work surfaces, sink unit, electric cooker box, plumbing for automatic washing machine, double glazed windows to the rear and side elevation

CONSERVATORY

9'4 x 8' (2.84m x 2.44m)
with double glazed windows, laminate flooring and double glazed door.

LANDING

with double glazed window

BEDROOM 1

11'1 x 9'5 from front of wardrobes (3.38m x 2.87m from front of wardrobes)
with double glazed window and built in wardrobes.

BEDROOM 2

11'11 x 9'5 from front of wardrobes (3.63m x 2.87m from front of wardrobes)
with double glazed window and built in wardrobes.

BEDROOM 3

9'2 x 6'2 (2.79m x 1.88m)
with two double glazed windows.

SHOWER ROOM

6'5 x 6' (1.96m x 1.83m)
with a three piece white suite, comprising shower cubicle wash hand basin in vanity unit, w,c, and double glazed window.

EXTERNAL

Outside are gardens to the front and rear and 10' vehicular access.

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 B . (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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