



Tison Garth, Hull, HU10 6US
Offers Over £175,000


**Philip
Bannister**
Estate & Letting Agents

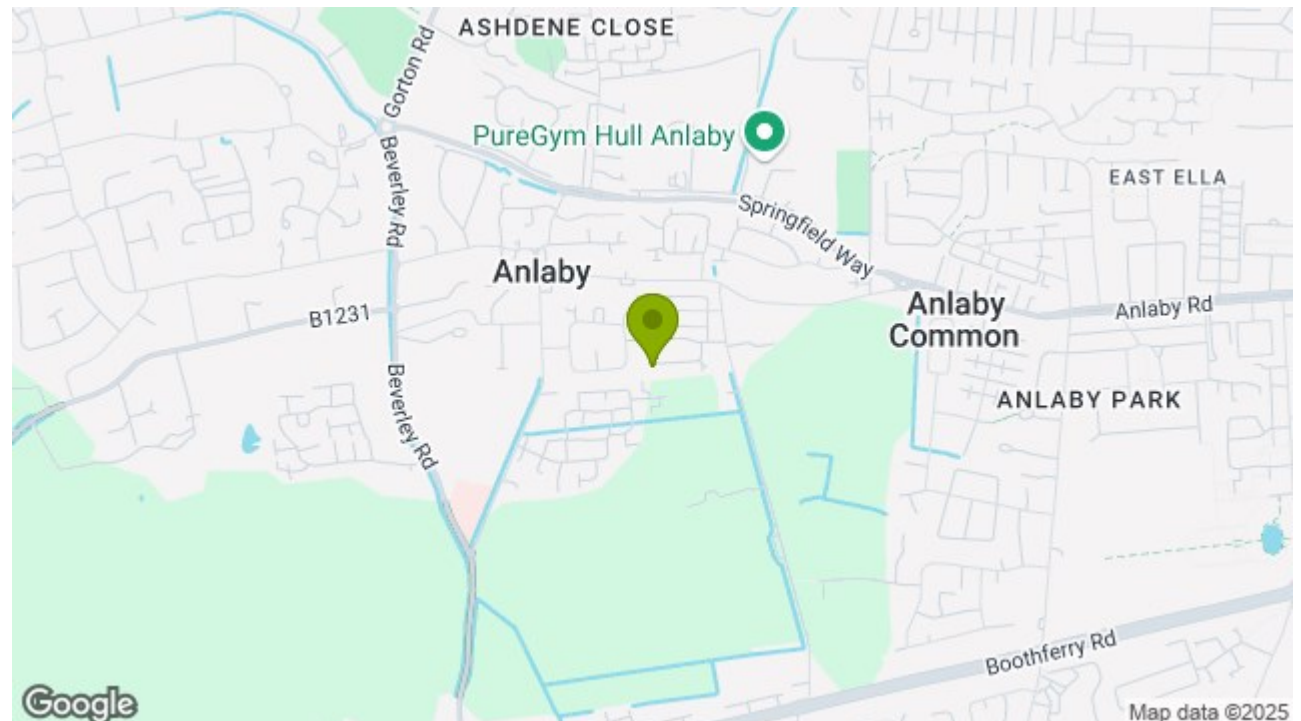
Tison Garth, Hull, HU10 6US

This beautifully presented semi-detached family home is situated in a highly sought-after location, offering generous and well-appointed accommodation throughout. Boasting a spacious and stylish interior, the property is ideal for modern family living. One of its standout features is the larger-than-average garden, perfect for outdoor entertaining or relaxation. With excellent local amenities, schools, and transport links nearby, this charming home provides the perfect balance of comfort and convenience.

Key Features

- Fantastic Rear Garden
- Larger Than Average Plot
- Superb Dining Kitchen
- Immaculately Presented Throughout
- Generous Living Accommodation
- Garden Summerhouse/Bar
- Well Proportioned Bedrooms
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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 welcoming entrance hall providing access to the accommodation.

WC

With low flush WC and a wash hand basin.

LOUNGE

10'9 x 14'2 (3.28m x 4.32m)

A generous living room with French doors leading to the rear garden.

DINING KITCHEN

19'9 x 12'3 max (6.02m x 3.73m max)

A superb dining kitchen with white gloss wall and base units, kitchen island, granite worksurfaces and splashbacks. Integrated appliances include an Induction Hob, Electric Oven, Extractor Hood and an Inset Sink with drainer. Further benefitting from ample dining space, French doors to the rear garden, tiled flooring, an oriel bay window to the front elevation and a vertical radiator.

UTILITY ROOM

9'1 x 9'1 (2.77m x 2.77m)

With wall and base units, granite work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, tiled flooring and a window to the rear elevation.

FIRST FLOOR;

BEDROOM 1

10'11 x 11'6 max (3.33m x 3.51m max)

A bedroom of double proportions with feature wall panelling and a window to the rear elevation.

BEDROOM 2

9'7 x 11'6 (2.92m x 3.51m)

A further double bedroom with window to the rear elevation.

BEDROOM 3

7'5 x 8'6 (2.26m x 2.59m)

A generous bedroom with window to the front elevation.

BATHROOM

With a four piece suite comprising of a panelled bath with overhead shower, a low flush WC, his & hers sink units. Further benefitting from windows to the side and rear elevations, partially tiled walls.

EXTERNAL;

FRONT

A pebbled frontage with concrete footpath.

REAR

Superb rear garden sitting on a larger than average plot with shaped lawn, timber fencing and various seating areas as well as housing a bar/summerhouse.

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 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.

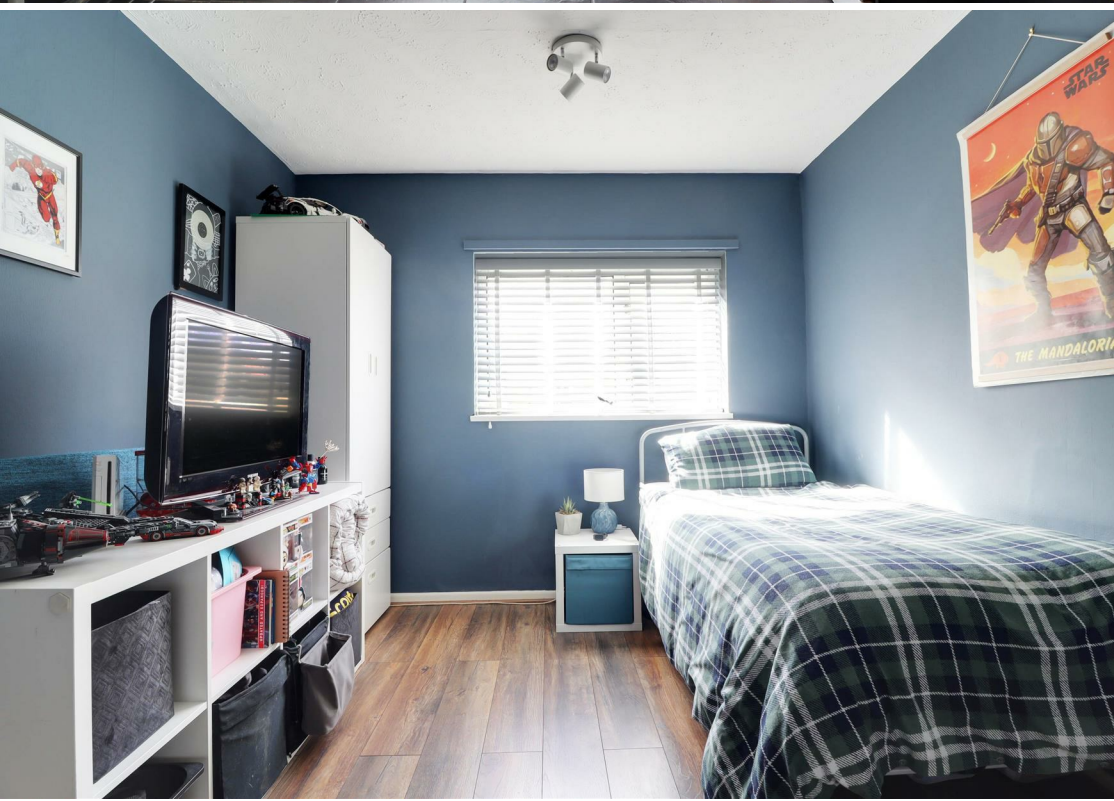
We understand that the property is Freehold. / Leasehold

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.



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.

AGENTS NOTES

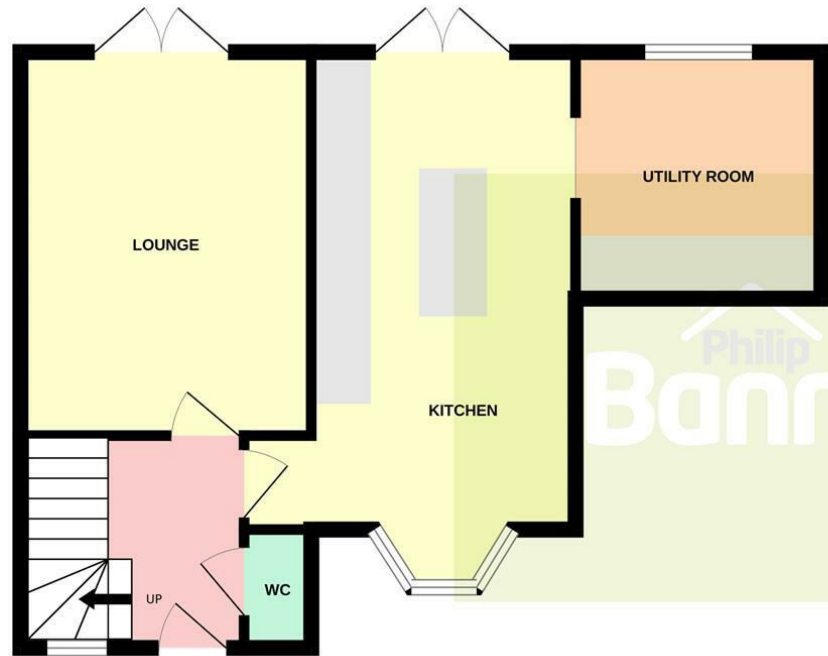
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to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

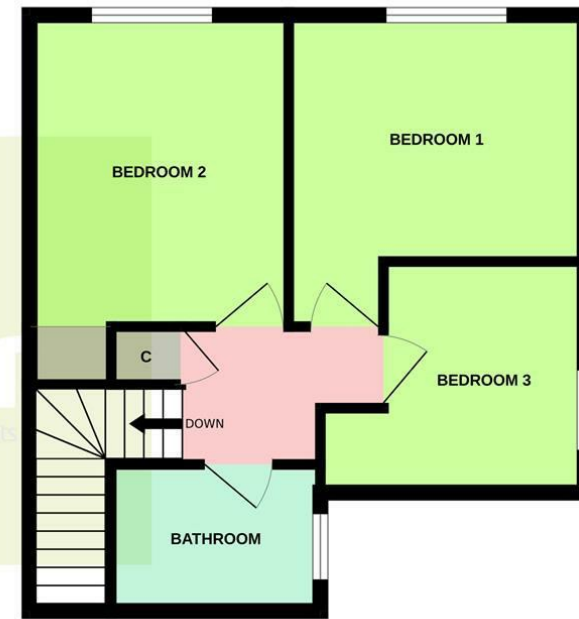
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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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