



Nunburnholme Park, Anlaby Common, HU5 5YN

Asking Price £225,000



Platinum Collection

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We are delighted to offer for sale this well-presented three bedroom detached property, occupying a generous corner plot with excellent off-street parking and a detached garage.

The accommodation briefly comprises: entrance hall, spacious lounge, and a modern dining kitchen. To the first floor are three good-sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from attractive gardens to the front and side, offering ample outdoor space. The corner position provides additional privacy and scope for further development, subject to the necessary consents.

Ideally suited to a growing family, the home is conveniently located for a range of local amenities and highly regarded schools.

Early viewing is highly recommended to fully appreciate what this superb home has to offer.



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Key Features

- Excellent Location
- Situated on a superb Corner Plot
- Three bedroom Detached Home
- Lounge, Dining Kitchen, 3 bedrooms
- Bathroom, Gardens to Side and Rear
- Early Viewing is A must
- EPC



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

WILLERBY

The property is situated to the west of Hull Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley and 5 miles from the centre of Hull. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby Road has good primary and secondary schools with There are a range of shopping facilities within a short drive away in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE HALL

with double glazed door, storage and stairs to the first floor.

LOUNGE

13'1 x 15'10 (3.99m x 4.83m)
with two double glazed windows to the front and side elevation and electric fire.

DINING KITCHEN

12' x 15'10 (3.66m x 4.83m)
Fully fitted with stainless sink unit, plumbing for automatic washing machine, electric hob and oven, extractor hood and double glazed window to the front elevation and patio doors onto the garden.

FIRST FLOOR

LANDING

with double glazed window to the rear elevation.

BEDROOM 1

8'10 x 15'10 (2.69m x 4.83m)
with double glazed window to the front elevation, laminate flooring and a range of built in wardrobes.

BEDROOM 2

8'2 x 9'4 (2.49m x 2.84m)
with double glazed window to the front elevation, laminate floor and a range of built in wardrobes.

BEDROOM 3

9'9 x 6'1 (2.97m x 1.85m)
with double glazed window to the side elevation and laminate flooring.

BATHROOM

with a three piece white suite, with shower over and glazed screen, heated towel rail and double glazed window to the front elevation.

EXTERNAL

Externally, the property boasts generous gardens to the front and side, complemented by additional parking and a private driveway leading to the garage.

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 C . (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 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)

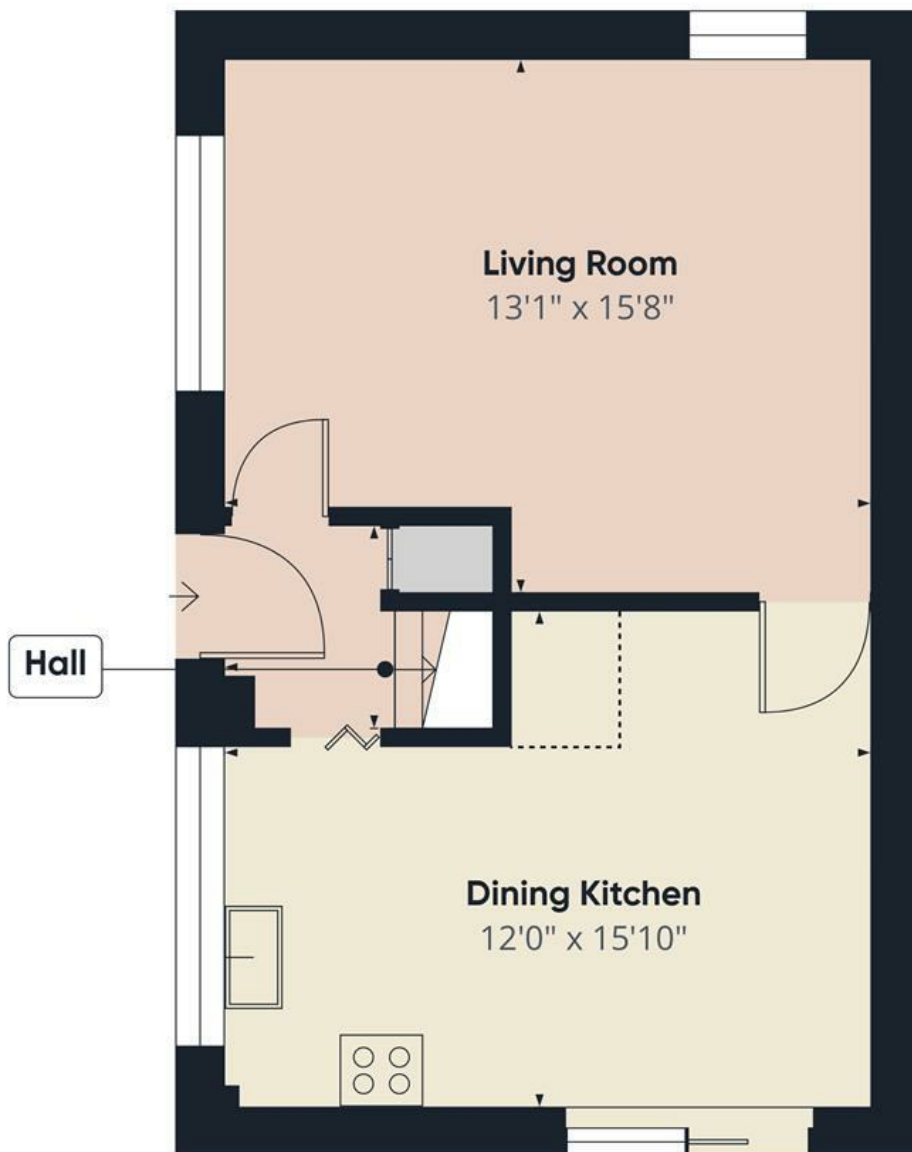
AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money

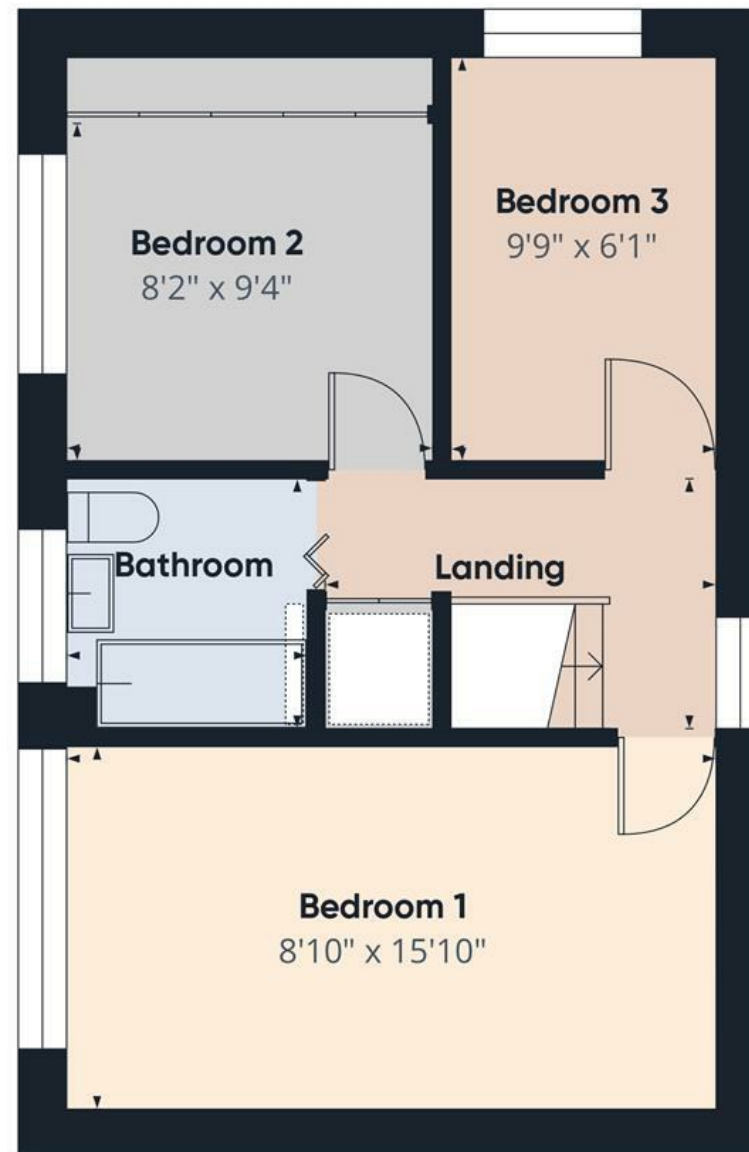
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

TENURE.

We understand that the property is Freehold.



Ground Floor



First Floor

Approximate total area⁽¹⁾
774 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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