



Anlaby Avenue, Hull, HU4 7SD
£160,000

 Philip
Bannister

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Offered to the market is this charming whitewash cottage-style property located on Anlaby Avenue, just off Hull Road in the sought-after area of Anlaby Common. Boasting excellent local amenities, shops, and transport links, this home offers convenience and accessibility. The property has been thoughtfully extended, providing versatile accommodation including an entrance hall, spacious lounge, breakfast kitchen, conservatory, and a sitting room or third bedroom. Upstairs, there are two bedrooms and a bathroom. Outside, the property features pleasant gardens to the front and rear, adding to the appeal of this lovely home.

Key Features

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		





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.

GROUND FLOOR;

ENTRANCE HALL

Providing access to the property, with a staircase to the first floor.

LIVING ROOM

An attractive front facing reception room with a feature fireplace and a window to the front elevation. Double doors open to:

BREAKFAST KITCHEN

A recently fitted kitchen with grey base units, laminated work surfaces and a breakfast bar. With ample dining space, window to the rear elevation, French doors to the conservatory and further door leading to the snug.

SNUG

A versatile dual aspect room with double doors to the front and rear. Currently used as a snug but would work as a ground floor bedroom, study or playroom.

CONSERVATORY

A brick and uPVC conservatory with French doors opening to the garden.

FIRST FLOOR;

BEDROOM 1

A double bedroom with a window to the front elevation and a built-in storage cupboard.

BEDROOM 2

A second good sized bedroom with a fitted wardrobe, vented cupboard housing the boiler and a window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a corner bath with mixer shower. There is partial tiling and a window to the side elevation.

EXTERNAL;

FRONT

A low maintenance slate and gravelled frontage is accessed via a timber gate with a picket fence to the boundary.

REAR

To the rear of the property there is a shaped artificial lawn with gravelled edging. There are areas of raised decking either side of the conservatory with one sat beneath a pergola. The garden is partially walled, part fencing and there is a timber 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 . (East Riding Of Yorkshire/ 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.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

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

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



