



Tison Garth, Hull, HU10 6US  
Offers Over £160,000

Philip  
**Bannister**  
Estate & Letting Agents

# Tison Garth, Hull, HU10 6US

## Key Features

- Superb Home In A Great Location
- Early Viewing Is A Must
- Entrance Hall, Lounge, Large Dining KItchen
- Three Bedrooms, Bathroom
- Gardens Front and Rear (the rear is A Great Size)
- No Chain Involved
- EPC - C

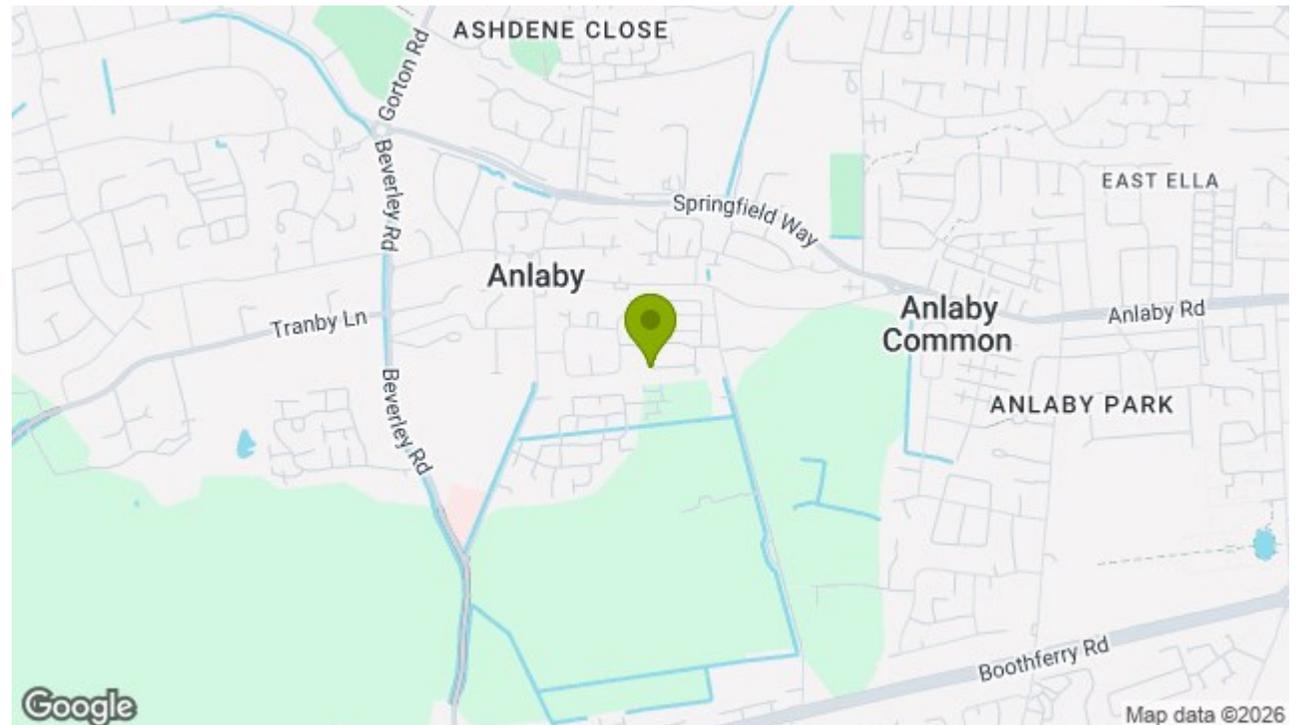
No Chain Involved - A well-presented three-bedroom mid-terraced property, perfectly positioned close to local amenities, schools and excellent transport links.

Ideal for first or second-time buyers, this attractive home offers well-planned accommodation comprising: entrance hall, spacious lounge, modern Dining fitted kitchen, three bedrooms and a generous family bathroom.

Externally, the property enjoys gardens to both the front and rear, providing ideal outdoor space.

Early viewing is strongly advised to avoid disappointment - call us today to arrange your appointment.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
|   | 72                      | 85        |
| 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**

with double glazed door, double glazed window to the front elevation, storage cupboards and a further utility cupboard with plumbing for automatic washing machine, stairs to the first floor

### **LOUNGE**

13'4 x 11'2 (4.06m x 3.40m)  
with double glazed window to the rear elevation, feature fireplace

### **DINING KITCHEN**

17'5 x 9'5 (5.31m x 2.87m)  
with a range of base and wall units, drawers, laminate work surfaces, electric cooker box, enamel sink unit, extractor hood, splash back tiling, plumbing for dishwasher, double glazed window to the rear elevation and double glazed door.

## **FIRST FLOOR**

### **LANDING**

with storage cupboard and access to roof void.

## **BEDROOM 1**

11'4 x 11'4 (3.45m x 3.45m)  
with double glazed window to the rear elevation and storage cupboard.

## **BEDROOM 2**

9'1 x 11'1 (2.77m x 3.38m)  
with double glazed window to the rear elevation.

## **BEDROOM 3**

8'4 x 8'2 (2.54m x 2.49m)  
with double glazed window to the rear elevation

## **BATHROOM**

with a three piece white suite, comprising, panelled bath with rain shower over and glazed shower screen, wash hand basin, w.c., heated towel rail, fully tiled to walls and floor and two double glazed windows to the front and side elevation.

## **OUTSIDE**

Outside are gardens to the front and rear. The rear garden is a great size and is mainly laid to lawn with sheds and fencing forming boundary and gate.

## **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 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.

## **TENURE.**

We understand that the property is Freehold.

## **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.

## 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)





Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
805 ft<sup>2</sup>

(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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