



Anlaby Avenue, Hull, HU4 7SD  
£180,000

Philip  
**Bannister**  
Estate & Letting Agents

# Anlaby Avenue, Hull, HU4 7SD

## Key Features

- Superb Location Close to Amenities
- Rare Opportunity to Purchase This Detached Home
- Entrance Hall, Lounge, Large Dining Kitchen
- utility Cupboard, Cloakroom/w.c.
- Landing, Three Bedroom, Bathroom
- Gardens Front & Rear
- Early Viewing Is A Must
- EPC -

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>	75	80
(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		
England & Wales	EU Directive 2002/91/EC	

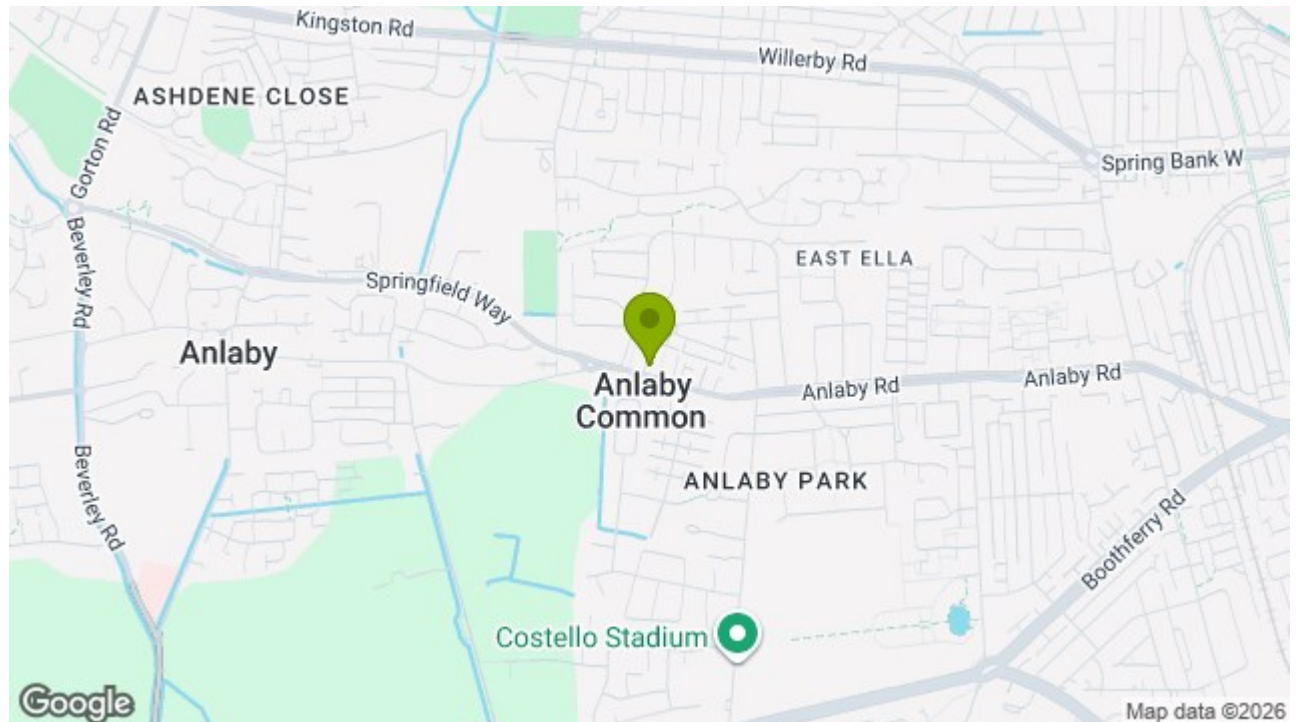
Nestled within the highly sought-after residential area of Anlaby Common, Hull, this individually designed detached home offers a rare opportunity to acquire a property of distinctive design and appeal. Ideally positioned close to an excellent range of local amenities, reputable schools, and transport links, the property combines convenience with comfortable professional/family living.

Upon entering, a welcoming entrance hall sets the tone for the accommodation beyond, leading through to a spacious lounge, ideal for both everyday relaxation and entertaining. The heart of the home is the well-proportioned dining kitchen, providing an excellent space for family meals and social gatherings, while a conveniently located cloakroom/w.C. enhances the practicality of the ground floor layout.

To the first floor, a central landing gives access to three bedrooms, all benefiting from excellent natural light and versatile living space. A well-appointed family bathroom serves the accommodation.

Externally, the property enjoys attractive gardens to both the front and rear, offering excellent outdoor space for families, gardening enthusiasts, or those who enjoy al fresco dining and entertaining during the warmer months.

Combining individuality, space, and a desirable location, this charming detached home is sure to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.





## **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**

with double glazed entrance door and stairs to the first floor.

### **LOUNGE**

with double glazed window to the front elevation, and understairs cupboard.

### **FITTED DINING KITCHEN**

with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, built in fridge/freezer, inset lights, porcelain tiled floor, and double glazed french style doors leading out to the rear garden.

### **CLOAKROOM/W.C.**

with a two piece white suite, comprising w.c., wash hand basin and splash back tiling.

## **FIRST FLOOR**

### **LANDING**

with storage cupboard and velux window.

### **BEDROOM 1**

with double glazed window to the front elevation and storage cupboard.

### **BEDROOM 2**

with double glazed window to the rear elevation.

### **BEDROOM 3**

with double glazed window to the rear elevation and storage cupboard.

### **BATHROOM**

with a three piece white suite, comprising panelled bath, with shower over and glazed shower screen, wash hand basin, w.c., splash back tiling and velux window.

### **OUTSIDE**

To the front of the property is a paved and pebbled garden area, for ease of maintenance and to the rear is a pleasant garden with artificial grass, patio area, flower and shrub border, shed and fencing forming boundary with 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 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.

### **TENURE.**

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

### **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



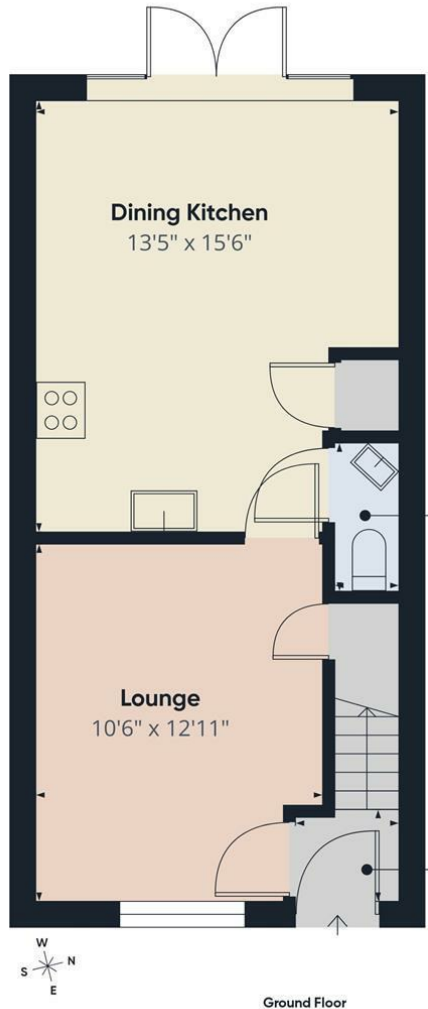
each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check 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)

## 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.





Approximate total area<sup>m</sup>  
708 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

