



Anlaby Park Road South, Hull, HU4 7BS  
Offers In The Region Of £160,000


Philip  
**Bannister**  
Estate & Letting Agents

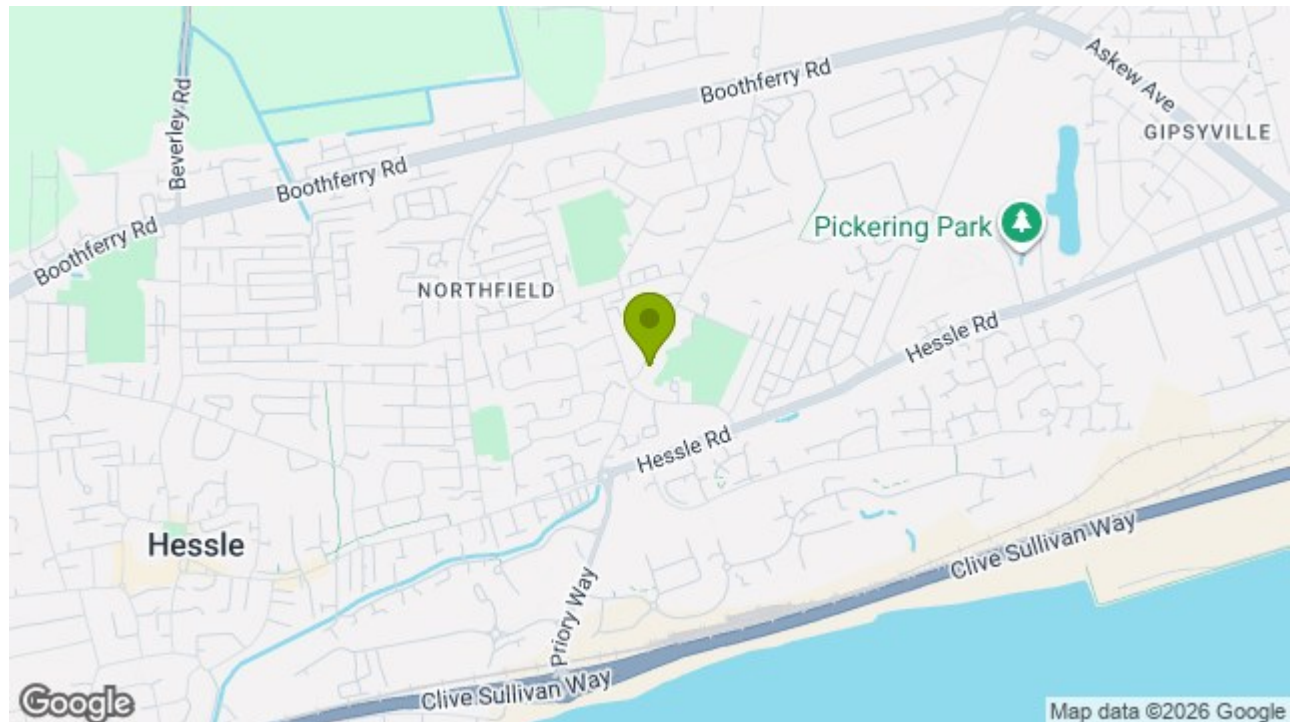
# Anlaby Park Road South, Hull, HU4 7BS

This attractive three-bedroom semi-detached family home is situated in a sought-after location, offering a wonderful opportunity for buyers seeking both space and potential. Benefitting from no onward chain, the property features generous living accommodation throughout and provides excellent scope for modernisation and improvement. Ideally suited for families or first-time buyers, this home combines a desirable setting with the chance to create a truly personal living space.

## Key Features

- Non Onward Chain
- Rarely Available
- Sought-After Location
- Semi-Detached Family Home
- Scope To Improve
- Garage & Parking to Rear
- Gardens Front & Rear
- 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## **GROUND FLOOR;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **LIVING ROOM**

A generous living room with a bay window to the front elevation, further window to the side elevation, feature fireplace housing a gas fire and open to the Dining Room.

### **DINING / SITTING ROOM**

A versatile reception room ideal for a further sitting room or a dining room with windows to the side and rear elevation and a feature fireplace housing an electric fire.

### **KITCHEN**

With shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Double Oven, Gas Hob and a Stainless Steel Sink Unit with further plumbing for an Automatic Washing Machine.

### **REAR LOBBY**

With quarry tiled flooring, two windows to the rear elevation and a door leading to the rear garden.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with window to the front elevation.

### **BEDROOM 2**

A generous bedroom with a variety of fitted furniture and a window to the rear elevation.

### **BEDROOM 3**

A single bedroom with window to the front elevation.

### **BATHROOM**

A three piece suite comprising of a panelled bath with overhead shower, a vanity wash hand basin and a WC. Further benefitting from tiled walls and flooring, radiator and a window to the rear elevation.

## **EXTERNAL;**

### **FRONT**

A walled frontage with wrought-iron gate, gravelled area and footpath leading to the front of the property.

### **REAR**

A low maintenance rear garden with raised block paved patio area. Various gravelled areas, raised planter beds, greenhouse and further patio area leading to the Garage.

### **GARAGE**

With light and power supply. Can be accessed via the side of the property with parking space in front of 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 OR The property has the benefit of sealed unit double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check

we are led to believe that the Council Tax band for this property is Band B (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.

## **TENURE**

We understand that the property is Freehold.

## **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.

## **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?

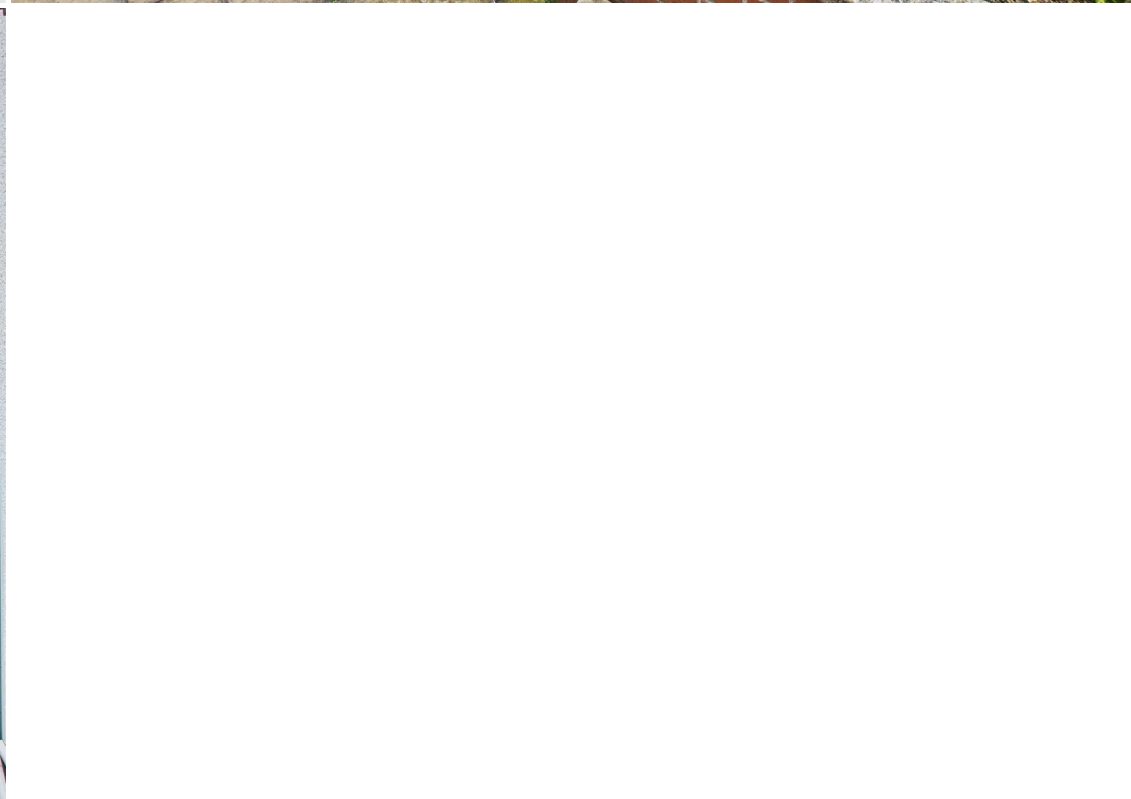
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### 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)





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

