



*20 Samman Close, Anlaby, Hull, HU10 7HJ*

Semi-Detached Bungalow

Modernisation Potential

Appealing Cul-de-Sac Position

Council Tax Band = C

South Facing Rear Garden

Driveway & Garage

No Onward Chain!

Freehold / EPC = D

**£230,000**

## INTRODUCTION

A rare opportunity to acquire a semi-detached bungalow occupying an enviable cul-de-sac position. Offered for sale with the significant advantage of no onward chain, this property presents a blank canvas for buyers seeking to create a bespoke home tailored to their exact style and needs, as it would benefit from modernisation.

The current layout is highly functional, featuring an entrance hall, a comfortable lounge, and a kitchen. The accommodation includes two well-proportioned bedrooms and is completed by a bathroom.

The external space is a key feature. A lawned garden extends to the front, while a side drive provides excellent parking and leads to the detached garage (with an electric up and over door). Crucially, the private rear garden enjoys a highly desirable south-facing aspect and offers a lovely blend of lawn, patio space, mature shrubs, and fruit trees—a perfect foundation for landscaping and enjoyment.

## LOCATION

The property is located on Samman Close which lies off Broadley Avenue on the border between Kirk Ella and Anlaby. Kirk Ella and Anlaby are popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including St Andrew's Primary School and Wolfreton School.

Haltemprice Sports Centre is just a short walk away and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With access to all rooms leading off.

## LOUNGE

With brick fireplace and bow window to the front elevation.



## KITCHEN

Offering extended space with fitted units, sink and drainer, freestanding cooker and washing machine, space for dining table and chairs, window to rear and french doors open out to the patio.



## BEDROOM 1

With fitted wardrobes and window to the front elevation.



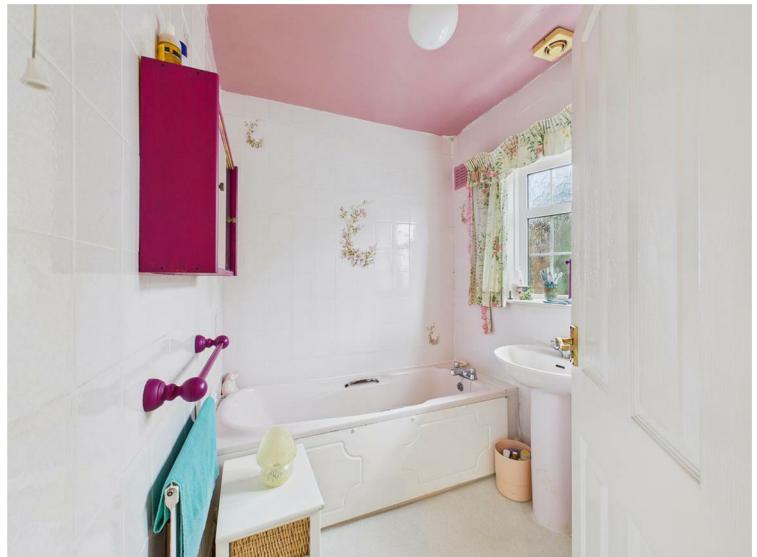
## BEDROOM 2

With built in wardrobes, one houses the gas central heating boiler. Window to rear.



## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.  
Window to side.



## OUTSIDE

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## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

