



Spring Gardens,, Anlaby Common,, HU4 7QL
Asking Price £225,000

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Key Features

- A superb Extended Three Bedroom Semi Detached Home
- Conveniently Located Close To Amenities & Schools
- Entrance Porch & Hall, Through Lounge & Dining Area
- Rear Lobby, W.C., Fitted Kitchen
- Three Bedrooms, Bathroom, Gardens Off Road Parking/Drive
- Garage, Early Viewing Is A Must
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A beautifully presented extended three-bedroom semi-detached home, benefiting from a private driveway and thoughtfully updated by the current owners over time. Ideally positioned close to a range of local amenities and well-regarded schools, this property offers both convenience and comfort, and early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an inviting entrance porch and hallway, a spacious through lounge with an extended dining area, and a fitted kitchen featuring an attractive apex roof. To the rear, there is a useful lobby and a cloakroom/WC.

To the first floor, the property offers three well-proportioned bedrooms and an extended family bathroom fitted with a modern four-piece suite.

Externally, the property boasts a pull-on driveway to the front, providing ample off-street parking, while to the rear is a generous garden along with a garage.

This is a fantastic opportunity to acquire a well-maintained family home in a sought-after location. Contact us today to arrange your viewing—properties of this nature rarely remain available for long.





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 PORCH

with double glazed entrance door and tiled floor.

ENTRANCE HALL

with double glazed door, sealed unit double glazed port style window, tiled floor, understairs cupboard with boiler.

LOUNGE AREA

with double glazed angle bay window to the front elevation, feature fireplace and parquet effect flooring.

DINING AREA

with double glazed window to the side elevation, parquet effect flooring and double glazed patio doors onto the rear garden.

REAR LOBBY

CLOAKROOM/W.C.

with w.c. and wash hand basin over.

KITCHEN

with a range of base and wall units, drawers, laminate work surfaces, gas hob, electric oven, built in microwave, extractor hood, built in dishwasher, splash back tiling, apex roof with velux window, tiled floor, double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

BEDROOM 1

with double glazed angle bay window to the front elevation.

BEDROOM 2

with double glazed window to the rear elevation and storage cupboard

BEDROOM 3

with double glazed window to the front elevation.

BATHROOM

with a four piece white suite, comprising panelled bath, walk-in shower, wash hand basin, w,c, inset lights, tiled floor and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property is additional parking to the driveway and to the rear is a large lawn garden with cold water tap, patio area, garage and fencing forming boundary with side 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.

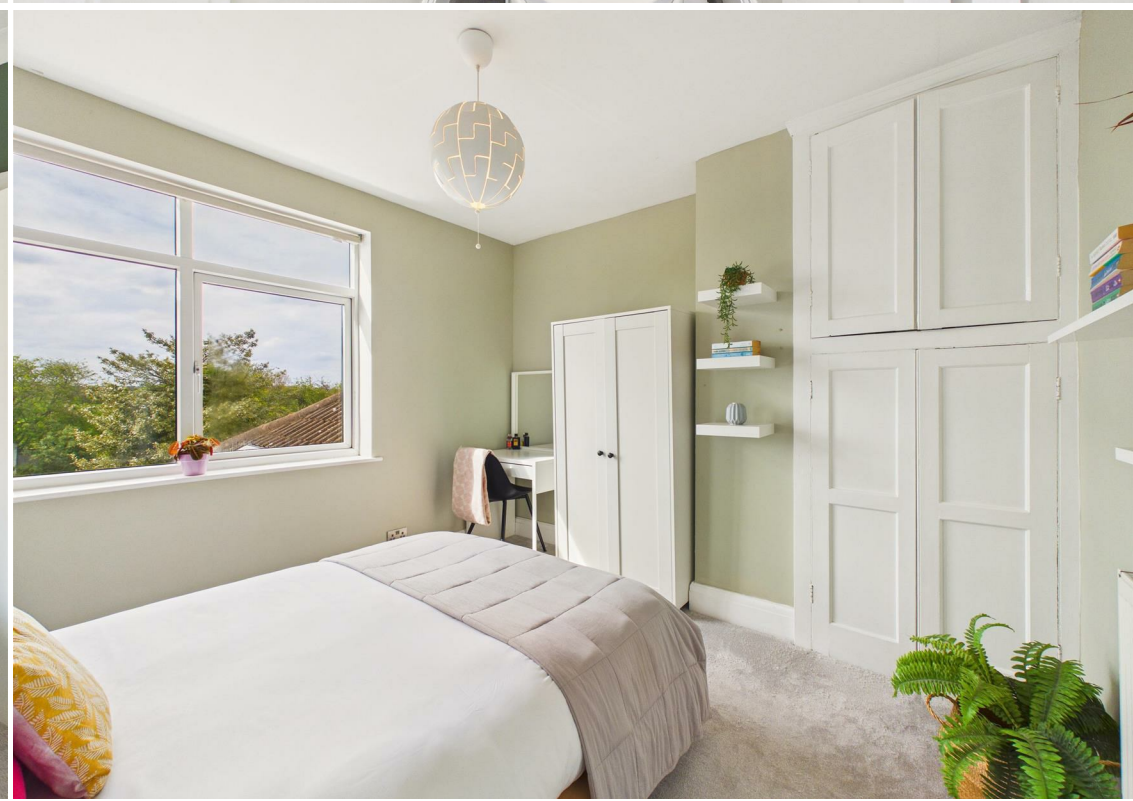
MORTGAGES

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.

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 NTSEAT 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)

TENURE.

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

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^m
877 ft²

(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



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