



Woodland End, Hull, HU4 6TP
Offers Over £270,000


Bannister

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Key Features

- Extended 3 Bedroom Semi Detached House
- Through Lounge/Diner, Further Dining Area
- Superb Fitted Kitchen, Landing
- 3 Bedrooms, Bathroom
- Parking, Large Rear Garden
- Early Viewing A Must, Excellent Location
- Planning Approval has been granted for a single storey extension (please call for further information)
- EPC= D

This beautifully presented and extended traditional three-bedroom semi-detached home occupies a generous plot in this highly sought-after residential location, conveniently positioned close to well-regarded schools, local amenities and excellent transport links. Offering spacious and versatile accommodation throughout, it is an ideal choice for growing families.

The accommodation briefly comprises an entrance porch, welcoming entrance hall, a spacious through lounge/dining area, an additional extended dining/family area, and a superb contemporary fitted kitchen.

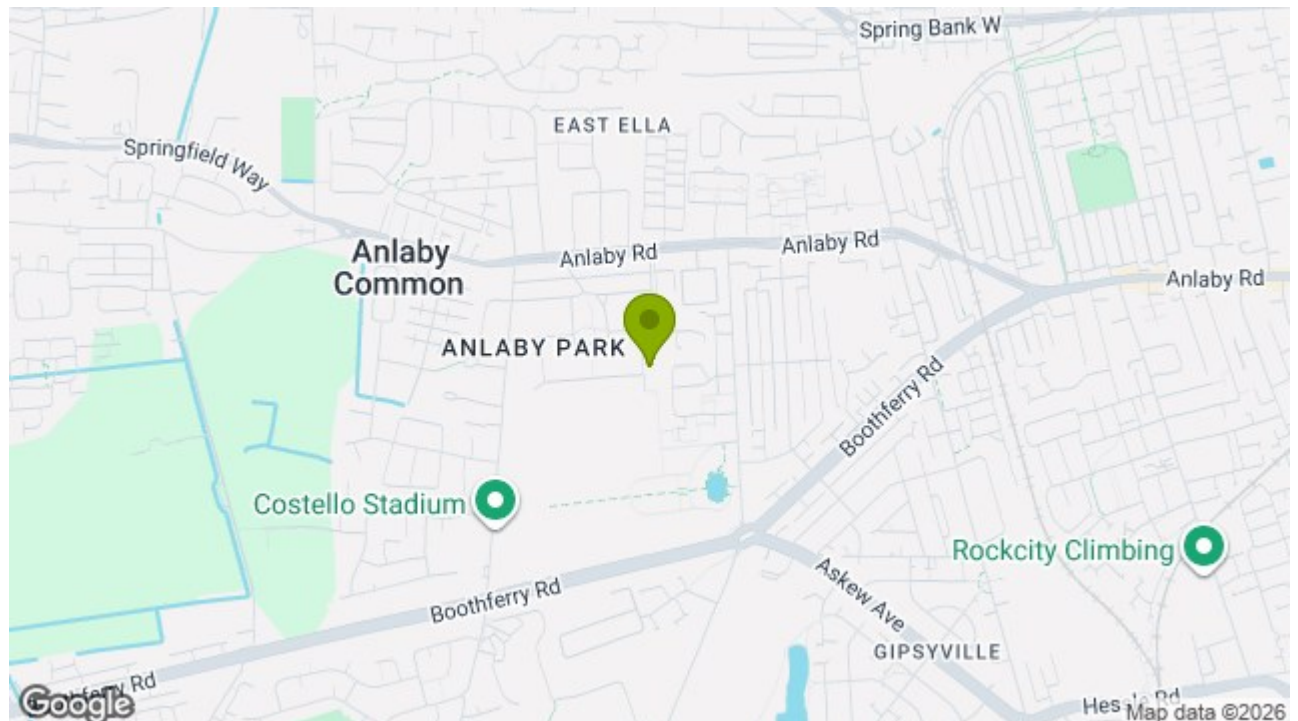
To the first floor are three well-proportioned bedrooms, main bedroom of which benefit from fitted wardrobes, together with a stylish modern family bathroom.

Externally, the property enjoys a gravelled front garden providing additional off-road parking, alongside a private driveway leading to the side. To the rear is a generous, well-maintained garden, offering an excellent space for outdoor entertaining and family enjoyment.

Occupying an impressive plot, this exceptional home also benefits from planning permission for a further single-storey extension (please contact us for further details), offering exciting potential for future expansion.

Early viewing is highly recommended to fully appreciate the size, presentation and potential of this outstanding family home and to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	84
EU Directive 2002/91/EC		
England & Wales		





ANLABY HIGH ROAD

Ideally located off Anlaby High Road close to local amenities 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 access into the entrance hall.

ENTRANCE HALL

With double glazed door, staircase to the first floor, laminate flooring, meter cupboard and radiator.

LOUNGE/DINING AREA

With a double glazed rounded bay window to the front elevation, feature fireplace with dual fuel burning stove, laminate flooring and radiator. The lounge opens into the dining area.

EXTENDED DINING AREA

with double glazed French doors to the rear garden, laminate flooring and radiator.

FITTED KITCHEN

Having a range of fitted wall and base cabinets with complementary worktops with tiling above, incorporating single drainer sink unit, built in five ring gas hob with extractor hood above, electric oven, combination oven, integrated fridge, freezer, dishwasher, washing machine, tumble dryer and radiator, vinyl flooring, inset lights, radiator and double glazed window to the rear elevation and door to the side.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to roof void with pull down ladder.

BEDROOM 1

With a double glazed bay window to the front and radiator.

BEDROOM 2

With a double glazed window to the rear elevation, fitted wardrobes, overhead cupboards and radiator.

BEDROOM 3

With a double glazed oriel style window to the front elevation, fitted wardrobe and radiator

BATHROOM

Comprising a three piece white suite with L shaped bath with electric shower over and glazed shower screen,, vanity wash hand basin, low level WC, tiled walls, inset lights, chrome heated towel rail and double glazed windows to the rear and side elevations.

EXTERNAL

To the front is an open plan gravelled garden giving further off road parking and a private driveway to the side. A gate leads to the side with a covered seating area and access to the rear. The rear is a good sized garden with paved patio which leads to mainly garden with a gravelled area located at the bottom of the garden and two sheds.

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 C. (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.

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 £120 Hamers£100 Lockings Solicitors £100

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.



