



Lincoln Green, Hull, HU4 7SY
£169,950


**Philip
Bannister**
Estate & Letting Agents

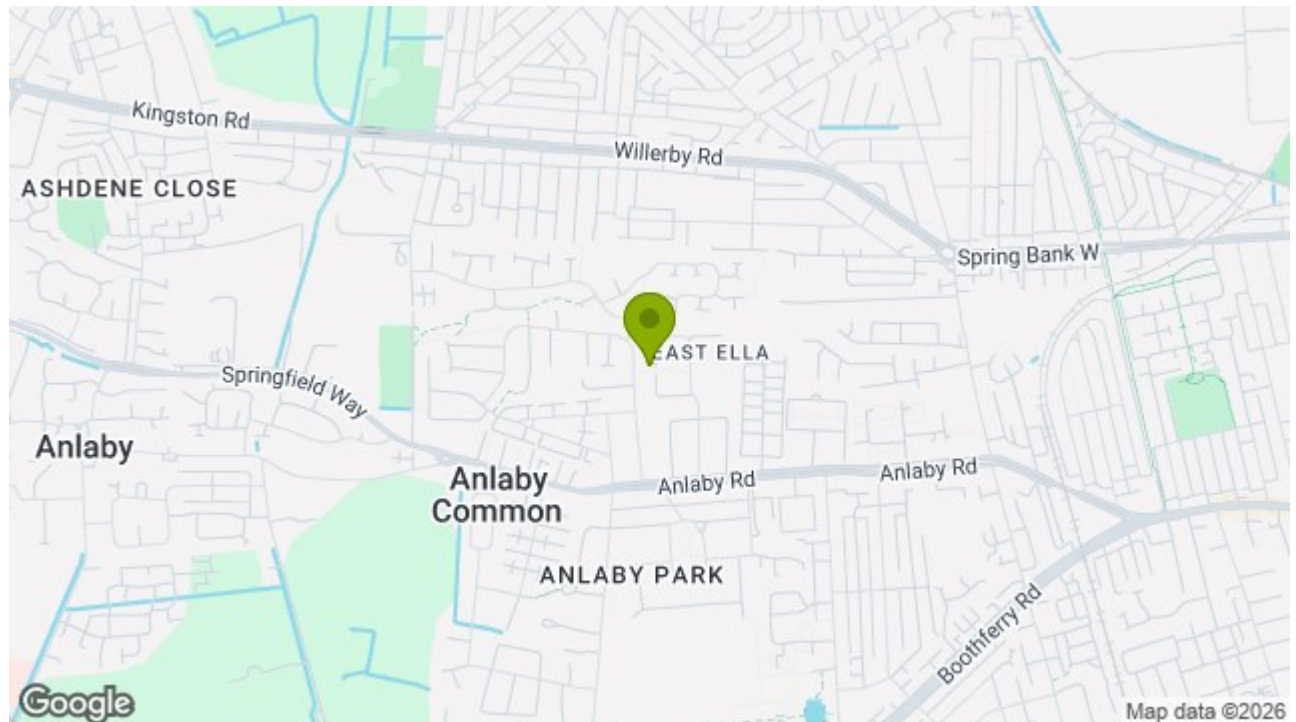
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This well-presented two-bedroom semi-detached bungalow is set on a larger-than-average plot, boasting a superb rear garden perfect for outdoor relaxation and entertaining. Located at the bottom of a quiet cul-de-sac in a sought-after area, the property offers a peaceful setting while remaining conveniently close to local amenities. A generous side drive provides ample off-street parking, adding to the home's appeal. With its spacious layout and attractive outdoor space, this charming bungalow presents an excellent opportunity for a variety of buyers.

Key Features

- Semi-Detached Bungalow
- Cul-De-Sac Location
- Wider Than Average Plot
- Superb Rear Garden
- Ample Off-Street Parking
- Desirable Area
- Virtual Tour
- 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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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.

ACCOMMODATION;

ENTRANCE HALL

LIVING ROOM

An extremely generous living space with feature fireplace housing a gas fire and an oriel bay window to the front elevation.

KITCHEN

A well equipped kitchen with shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, Electric Oven, Extractor Hood and further space for an Automatic Washing Machine and Tumble Dryer. Further benefitting from a window to the front elevation and tiled flooring.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead electric shower, a low flush WC and a wash hand basin. Further benefitting from tiled walls a window to the side elevation, tiled flooring and a radiator.

BEDROOM 1

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

BEDROOM 2

A generous bedroom with storage cupboard and French doors leading to the rear garden.

EXTERNAL;

FRONT

Walled with wrought iron gates to the side drive providing ample off-street parking, shaped front lawn.

REAR

Superb rear garden with shaped lawn, patio area, timber fencing and a garden shed.

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.

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.

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.

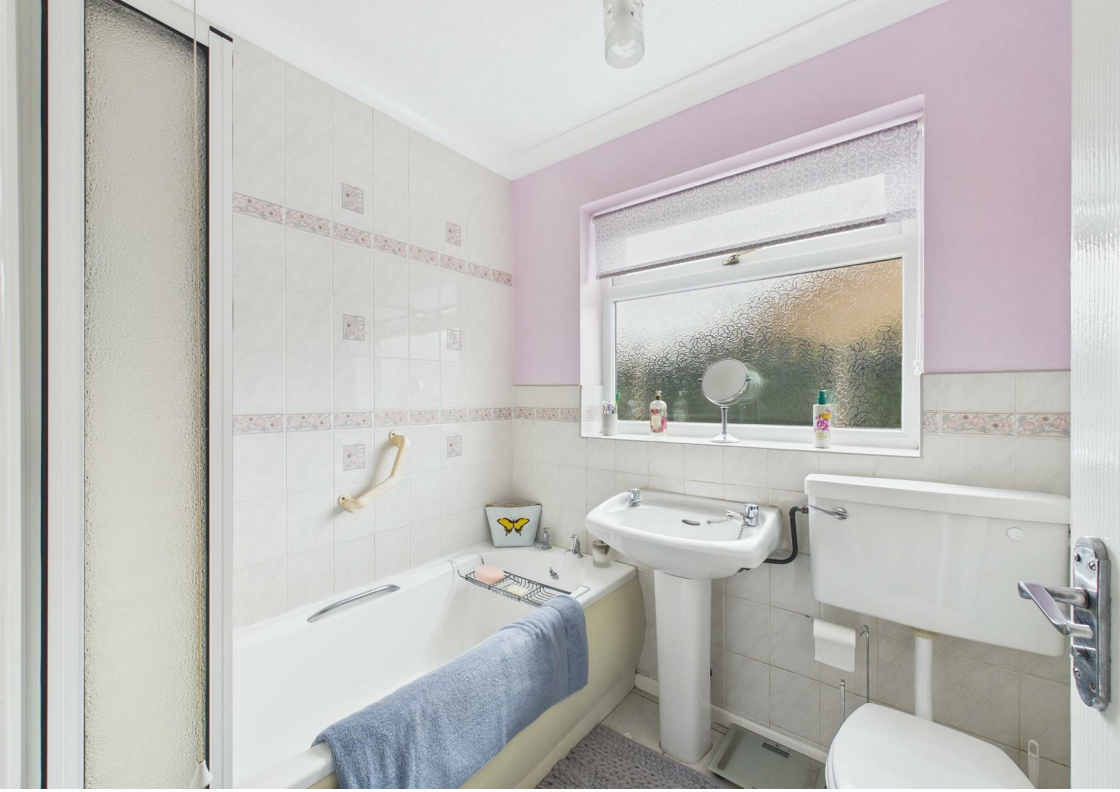
AGENTS NOTES

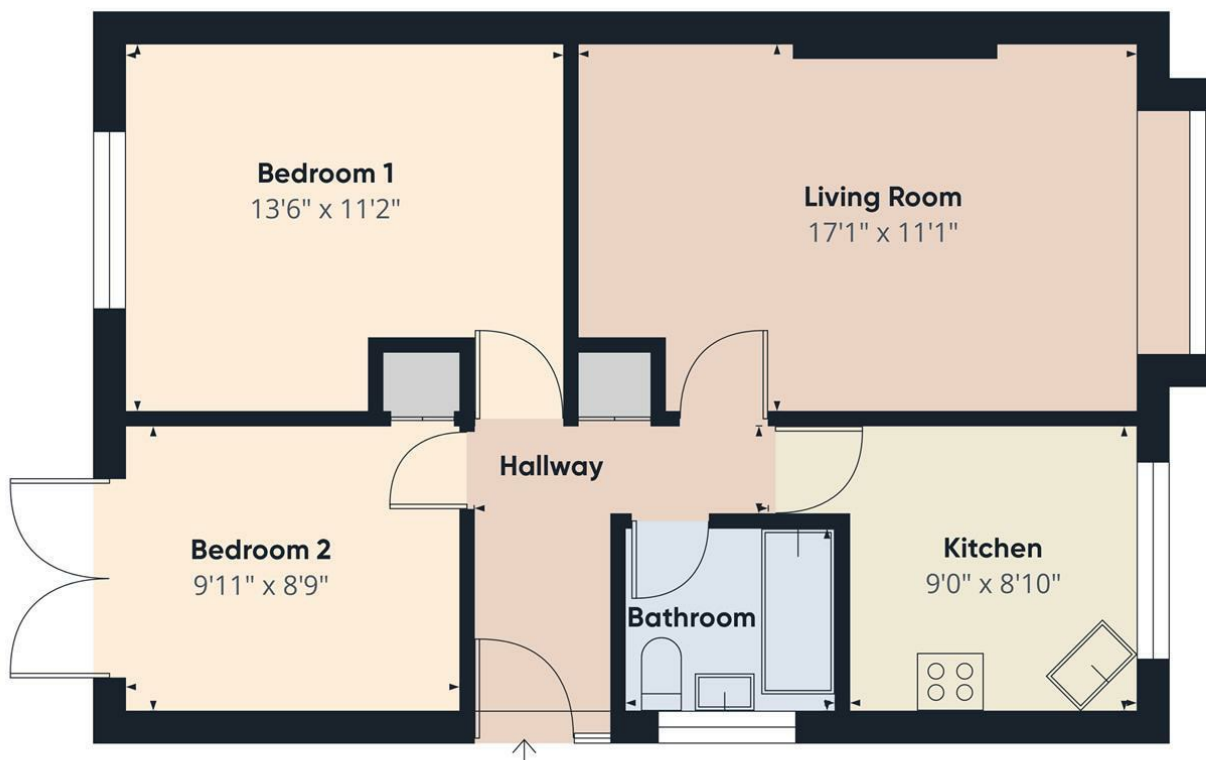
Philip Bannister & Co.Ltd for themselves and for the vendors or

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)





Approximate total area^m
616 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.

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