



Samman Close, Anlaby, HU10 7HJ
Asking Price £395,000


Bannister

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Key Features

- A Superb Property In A Desirable Location
- Early Viewing Is A Must, No Chain Involved
- 3/4 Bedroom Detached Property
- Entrance hall, Lounge/Dining Area, Dining Kitchen
- Ground Floor Bedroom & Bathroom
- Landing, 3 further bedrooms, Cloakroom/w.c.
- Gardens Front & Rear, Driveway & Garage.
- EPC - D

A superb 3/4 bedroom detached dormer bungalow, occupying an enviable position on a generous and well-established plot in this highly regarded area of Anlaby.

This well-maintained and much-loved property has been carefully cared for by the current owners over the years and offers versatile accommodation, making it an ideal home for a range of buyers. Situated close to the excellent amenities, shops, schools and transport links that Anlaby has to offer, early viewing is strongly recommended to fully appreciate what this property has to offer.

The accommodation briefly comprises a welcoming and spacious entrance hall, comfortable lounge/dining area, breakfast kitchen, ground floor bedroom and bathroom. To the first floor are three further bedrooms and a useful cloakroom/W.C.

Externally, the property occupies an impressive and generously sized plot, with well-established gardens to both the front and rear. A key-block paved driveway provides ample off-road parking and leads to the garage.

The property is offered for sale with no onward chain, providing a straightforward opportunity for those looking to move without the complication of a lengthy chain.

Early viewing is highly recommended 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		
	60	74
England & Wales		
EU Directive 2002/91/EC		





ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR

WELCOMING ENTRANCE HALL

with a double glazed entrance door, double glazed window to the side elevation, storage cupboard, understairs cupboard and stairs to the first floor.

LOUNGE/DINING AREA

with a double glazed window to the rear elevation along with double glazed patio doors leading out to the rear garden and a feature fireplace with gas fire.

DINING KITCHEN

with a range of base and wall units, pane drawers, laminate work surfaces, stainless steel sink unit, gas hob and double oven, extractor hood, splash back tiling, under counter lighting, plumbing for automatic washing machine and dishwasher, wine rack, tiled floor, double glazed window to the front elevation and double glazed door with windows to side leading out to the rear garden.

BEDROOM 2

with double glazed window to the front elevation.

BATHROOM

with a four piece bathroom suite, comprising

panelled jacuzzi bath, walk-in shower, was hand basin, w.c., fully tiled to walls, under floor heating, shaver socket, heated towel rail and double glazed window to the side elevation.

FIRST FLOOR

LANDING

with a range of built in wardrobes/storage cupboards.

BEDROOM 1

with two double glazed windows to the side and rear elevation, and a range of built in wardrobes and drawers.

BEDROOM 3

with double glazed window to the rear elevation.

BEDROOM 4

with double glazed window to the rear elevation.

CLOAKROOM/W.C.

with a three piece suite, comprising, w.c., wash hand basin, bidet, storage cupboard and double glazed window to the side elevation.

OUTSIDE

Outside to the front of the property is a mainly laid to lawn garden with flower and shrub borders. To the rear again is a lovely mainly laid to lawn garden with a range of shrubs, patio area, pergola, two sheds and fencing forming boundary with gate..

DRIVEWAY & GARAGE

With a key block paved driveway offering multiple parking lead to a brick built garage with up & over door, light & power supply.

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 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 E . (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.



TENURE.

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

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)

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.





Ground Floor



First Floor



Approximate total area⁽¹⁾

1282 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360