



Rokeby Park, Hull, HU4 7QE  
Offers Over £200,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Rokeby Park, Hull, HU4 7QE

## Key Features

- A superb, Good Sized Three Bedroom Semi Detached home
- Conveniently Located Close To Amenities
- Entrance hall, lounge/Dining Area, Fitted Kitchen
- Landing, Three bedrooms, & Good Size Bathroom
- Gardens, Off Road Parking, Shared Drive and Garage
- Early Viewing Is A Must
- EPC -

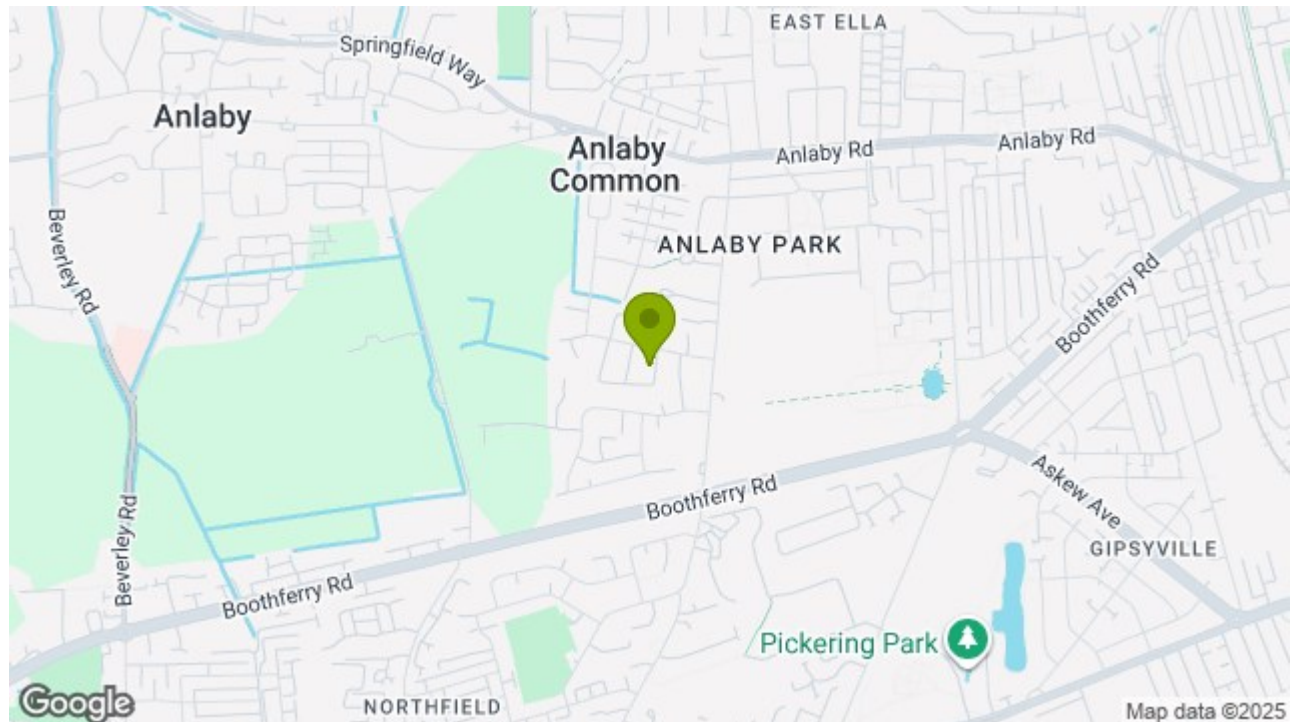
A beautifully presented three-bedroom semi-detached home, located in the sought-after Rokeby Park area off Anlaby Park Road, close to a wide range of local amenities and excellent transport links.

The property briefly comprises a welcoming entrance hall, a spacious through lounge and dining area, a modern fitted kitchen, a light-filled conservatory, three generously sized bedrooms, and a contemporary family bathroom.

Outside, the home boasts superb gardens to both the front and rear, along with a shared driveway and a garage.

This property is a true credit to its current owner and must be viewed early to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







## **ANLABY PARK ROAD**

Ideally located off Anlaby Park Road North the property is 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**

### **WELCOMING ENTRANCE HALL**

with double glazed entrance door, double glazed window to the side elevation, wood effect flooring, and stairs to the first floor.

### **LOUNGE/DINING AREA**

27'9 x 12'6 (8.46m x 3.81m)

Lounge Area with double glazed window to the front elevation and fire.

Dining area with double glazed french doors to the conservatory.

### **KITCHEN**

12'2 x 6'7 (3.71m x 2.01m)

with a range of base and wall units, laminate work surfaces, drawers, gas hob, electric oven, extractor hood, laminate flooring, inset lights, splash back tiling and double glazed windows to the side and rear elevation.

### **CONSERVATORY**

6'1 x 9'9 (1.85m x 2.97m)

with double glazed door to the rear garden.

## **FIRST FLOOR**

### **LANDING**

with double glazed window to the side elevation.

### **BEDROOM 1**

15' x 10'8 (4.57m x 3.25m)

with double glazed window to the front elevation.

### **BEDROOM 2**

12'4 x 9'3 (3.76m x 2.82m)

with double glazed window to the rear elevation.

### **BEDROOM 3**

7'5 x 7'5 (2.26m x 2.26m)

with double glazed window to the front elevation.

### **BATHROOM**

6' x 8'6 (1.83m x 2.59m)

with a three piece white suite, comprising panelled bath, shower above and glazed shower screen, wash hand basin, w.c., fully tiled double glazed window to the rear elevation and access to roof void with pull down ladder.

### **OUTSIDE**

Outside to the front of the property is a pebbled garden area with raised flower bed, offering off road parking, and a shared driveway leads to a garage. To the rear is a lovely established garden which is mainly laid to lawn with flower and shrub borders, patio/seating areas, a lovely summerhouse and fencing forming boundary with 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. (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.

### **TENURE.**

We understand that the property is Freehold.

### **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)

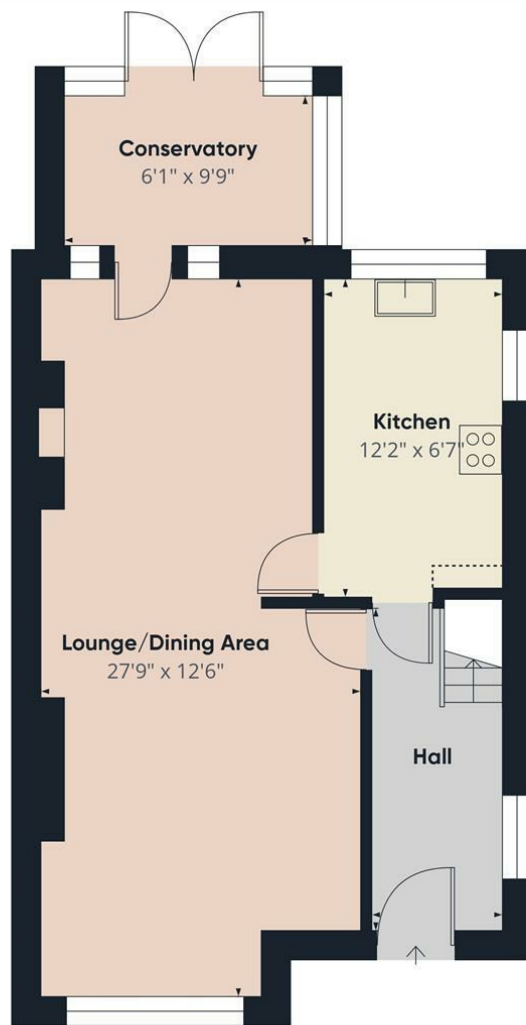
### AML

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.

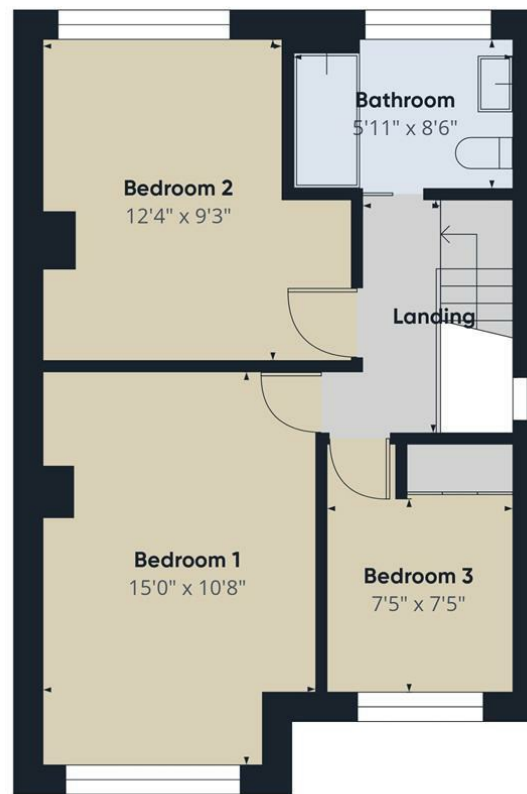








Ground Floor



First Floor

**Bannister**

Approximate total area<sup>(1)</sup>

970 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(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.

GIRAFFE360



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