

Anlaby Road, Hull, HU3 6UL

Asking Price £160,000

Philip Bannister
Estate & Letting Agents

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Key Features

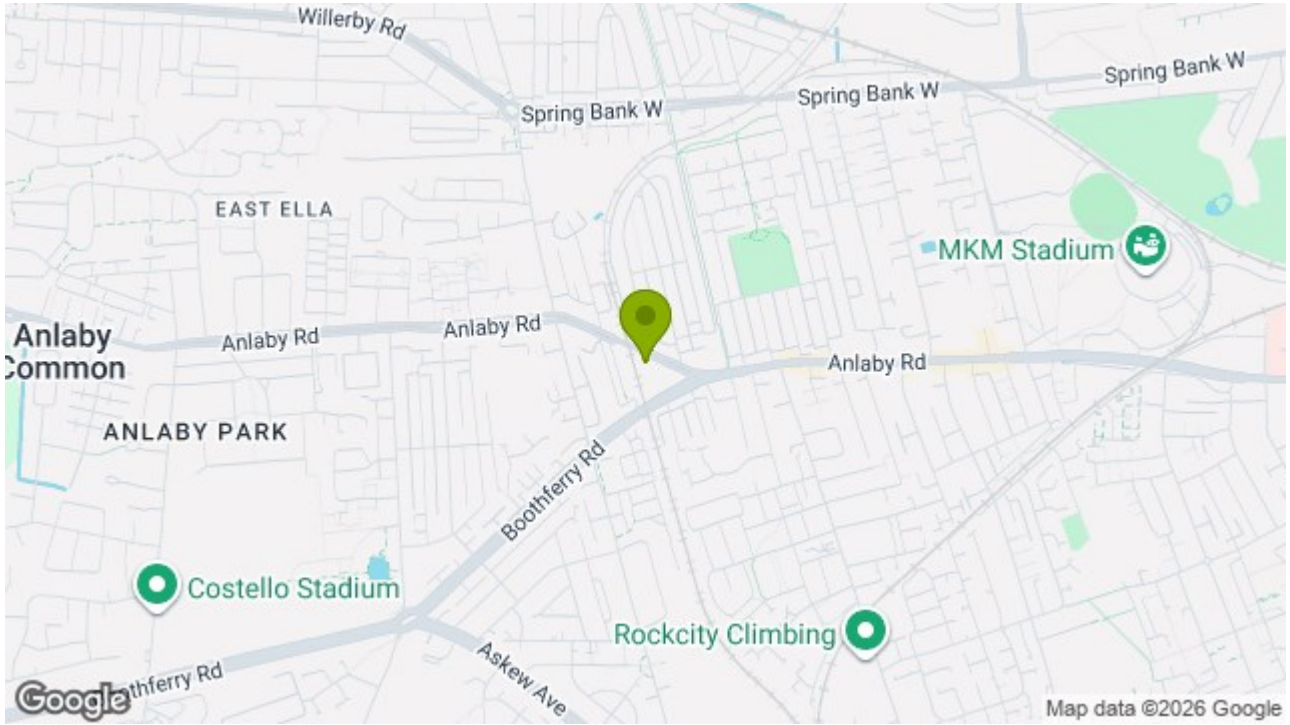
- Superb Property Conveniently Located
- Early Viewing Is a Must
- Entrance Hall, Through Lounge/Dining Area
- Fitted kitchen with Apex roof and Window
- Three bedrooms, Bathroom.
- Parking To The front, Rear Garage & Garage
- EPC - D

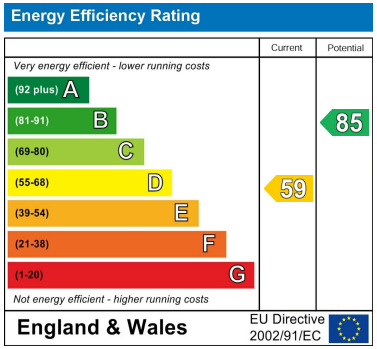
A superb three-bedroom end-terraced home, ideally situated close to well-regarded local schools and a wide range of amenities.

The accommodation briefly comprises an inviting entrance hall, a spacious through lounge with defined dining area, and a fitted kitchen featuring an attractive apex roof with skylight, creating a bright and airy space. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the front, while to the rear there is a delightful enclosed courtyard garden, along with a garage accessed via a rear ten-foot.

An excellent opportunity for first-time buyers, this property is not to be missed–early viewing is highly recommended.













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 accessesd to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR

ENTRANCE HALL
with double glazed door, and stairs to the first floor.

LOUNGE AREA
with double glazed angle bay window to the front elevation, wood burner with mantel above.

DINING AREA
with double glazed french door onto the rear garden.

KITCHEN
with a range of base and wall unit, laminate work surfaces, drawers, sink unit, gas cooker point tiled floor, plumbing for automatic washing machine, double glazed door, velux window and two double glazed windows to the side and rear elevation.

FIRST FLOOR

LANDING
with double glazed window to the side elevation.

BEDROOM 1
with double glazed angle bay window to the front elevation.

BEDROOM 2
with double glazed window to the rear elevation and laminate flooring.

BEDROOM 3
with double glazed window to the front elevation.

BATHROOM
with a three piece white suite, comprising panelled bat, wash hand basin, w.c., tiled floor, fully tiled to walls and double glazed window to the side elevation.

OUTSIDE
Outside to the front of the property is off road parking and to the rear is a courtyard garden which is pebbled and paved for ease of maintenance with a garage which is accessible via a rear 10'.

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.

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)

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[1]

918 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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The Property Ombudsman

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

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