



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 994 Anlaby Road, Hull, HU4 6AT

### Offers over £328,000

BEAUTIFUL SEMI-DETACHED FAMILY HOME - FULLY RENOVATED TO AN EXCEPTIONAL STANDARD - COMPLETE REWIRE & NEW CENTRAL HEATING - NEWLY FITTED OPEN-PLAN LIVING DINING KITCHEN WITH APPLIANCES - TWO SPACIOUS RECEPTION ROOMS - FOUR GENEROUSLY SIZED BEDROOMS - LANDSCAPED GARDEN - OFF STREET PARKING & DETACHED GARAGE - NO ONWARD CHAIN

Nestled on the vibrant Anlaby Road in Hull, this beautifully renovated semi-detached family home offers a perfect blend of modern living and timeless charm. Fully renovated to an exceptional standard, including a complete rewire, new central heating system with two-zone heating, a newly fitted bathroom, and a landscaped garden, this property is truly ready to move straight into. Offered with no onward chain, it presents an outstanding opportunity for families seeking both comfort and style.

Upon entering, you are greeted by a spacious hallway leading to two inviting reception rooms, perfect for relaxing or entertaining. The heart of the home is the stunning newly fitted open-plan living dining kitchen, designed with contemporary style and fitted appliances, creating a versatile space ideal for family gatherings. A convenient downstairs W.C. adds further practicality to the ground floor. Upstairs, the home boasts four generously sized bedrooms, offering ample space for a growing family. The stylishly updated bathroom provides both functionality and elegance, while the thoughtful layout ensures a seamless flow throughout. Externally, the property benefits from a fully landscaped, low-maintenance garden – perfect for outdoor living – along with a block sett driveway providing off street parking and a detached garage for additional storage.

Located close to a wealth of amenities, including Anlaby's shops, the bustling Anlaby Retail Park, and a range of well-regarded public and private schools, this home is ideally positioned for family life. With excellent transport links via the A63/M62, it combines convenience with quality living.

### **CENTRAL HEATING**

The property has the benefit of gas central heating

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **COUNCIL TAX**

Symonds + Greenham have been informed that this property is in Council Tax Band D.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

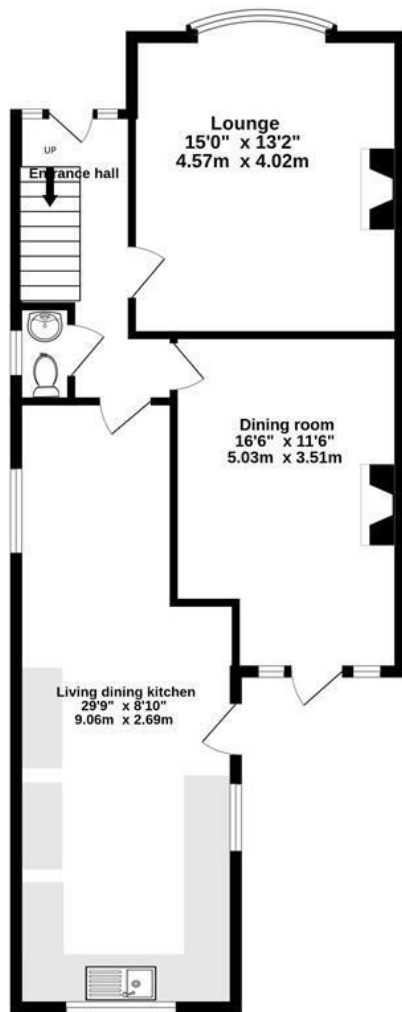
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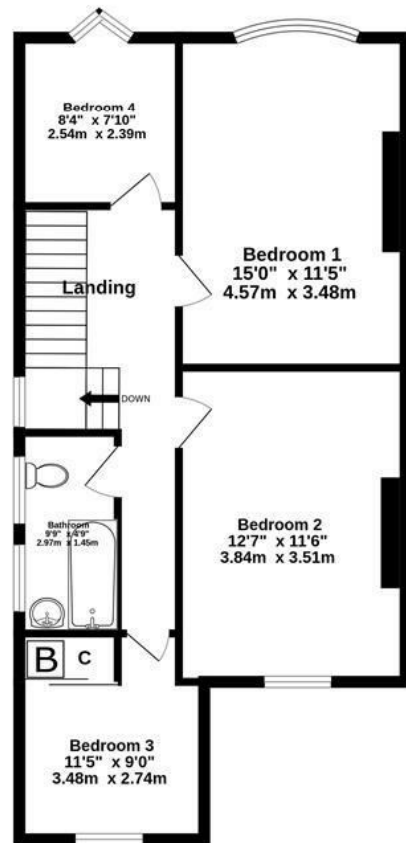
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

Ground floor



1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	
(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	
<b>69</b>	<b>82</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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