



Lynwood Avenue, Anlaby, HU10 7DP
Asking Price £320,000



Platinum Collection

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MUST BE VIEWED! Extended traditional 4 Bedroom semi-detached house with a good sized south facing rear garden situated on this highly sought after cul-de-sac off Beverley Road.



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Key Features

- Extended traditional Semi
- Fabulous Location
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- South Facing Rear Garden
- Requires Updating
- MUST BE VIEWED!
- EPC=D Council Tax= D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

INTRODUCTION

We are delighted to offer this extended traditional 4 Bedroom semi-detached house with a good sized south facing rear garden situated on this highly sought after cul-de-sac off Beverley Road. This impressive property requires some updating and represents a great opportunity for the discerning buyer to stamp their personality on this lovely family home. The property has the benefit of gas central heating & PVC double glazing and the accommodation briefly comprises a good sized Hall with storage cupboards, large Dining Room, rear Living Room overlooking the rear garden, extended fitted Kitchen with Breakfast Area also located to the rear of the property. To the first floor, there are four Bedrooms (three fitted double sized), a large Bathroom and a separate WC. A long side drive offers multiple parking facilities leading to a car port and single brick garage. A delightful south facing rear garden has views over the grounds of Anlaby House and gated access onto Voases Lane for quicker pedestrian access to the village centre. We highly recommend viewing this excellent family home.

LOCATION

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.

ENTRANCE HALL

Features an original side window with stained glass design, under stair cupboard and cloaks cupboard, radiator.

DINING ROOM

12'10" + deep bay x 12'5" (3.91 + deep bay x 3.78)
A large Reception Room currently used as a Dining Room. Has a deep bay window, wall mounted gas fire, radiator.

LIVING ROOM

15'6" x 12'0" (4.72 x 3.66)
Superb views of the rear garden. This large Living Room features a marble effect fire surround with coal effect gas fire, radiator and french door leading to a paved patio.

KITCHEN

11'11" x 8'4" (3.63 x 2.54)
This well fitted kitchen has oak fronted floor and wall units and integrated appliances including stainless steel fronted electric double oven, induction hob unit & extractor hood ; plumbed for washing machine; "Franke" composite 1.5 bowl sink unit, wall mounted central heating boiler; Leads into:

BREAKFAST AREA

8'8" x 8'0" (2.64 x 2.44)
Overlooks the rear garden. Fitted with two small storage cupboards, radiator.

LANDING

A split staircase offers access to all the first floor rooms. A separate WC is located next to the stairs.

BEDROOM 1

15'5" x 12'0" (4.70 x 3.66)
Overlooks the rear garden and has fitted wardrobes, built in cupboard, radiator.

BEDROOM 2

12'8" + bay x 12'0" (3.86 + bay x 3.66)
Has a deep bay window, fitted wardrobes and cupboards, radiator.

BEDROOM 3

14'4" x 8'7" max (4.37 x 2.62 max)
With fitted wardrobes, over cupboards & drawers, radiator.

BEDROOM 4

8'4" x 7'10" (2.54 x 2.39)
With radiator.

BATHROOM

8'9" x 8'4" (2.67 x 2.54)
With colour suite incorporating panelled bath with "Aqualisa" plumbed shower above, vanity wash hand basin, low flush WC, tiled walls, shaver point, cupboard housing water tank., radiator.

EXTERNAL

To the front of the property is a lawn area with herbaceous borders. A long concrete side drive offers multiple parking facilities and leads to a car port and brick garage with up and over door with light and power supply.

To the rear is a south facing garden with super views over the grounds of Anlaby House; a paved patio leads on to a long shaped lawn with herbaceous borders and a further patio area located behind the garage. Hedging at the bottom of the garden offers extra privacy and there is a gate giving access onto Voases Lane for quicker pedestrian access to the village centre.

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 - The property lies within Band D (East Riding Of Yorkshire Council)

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.

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 in-house 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

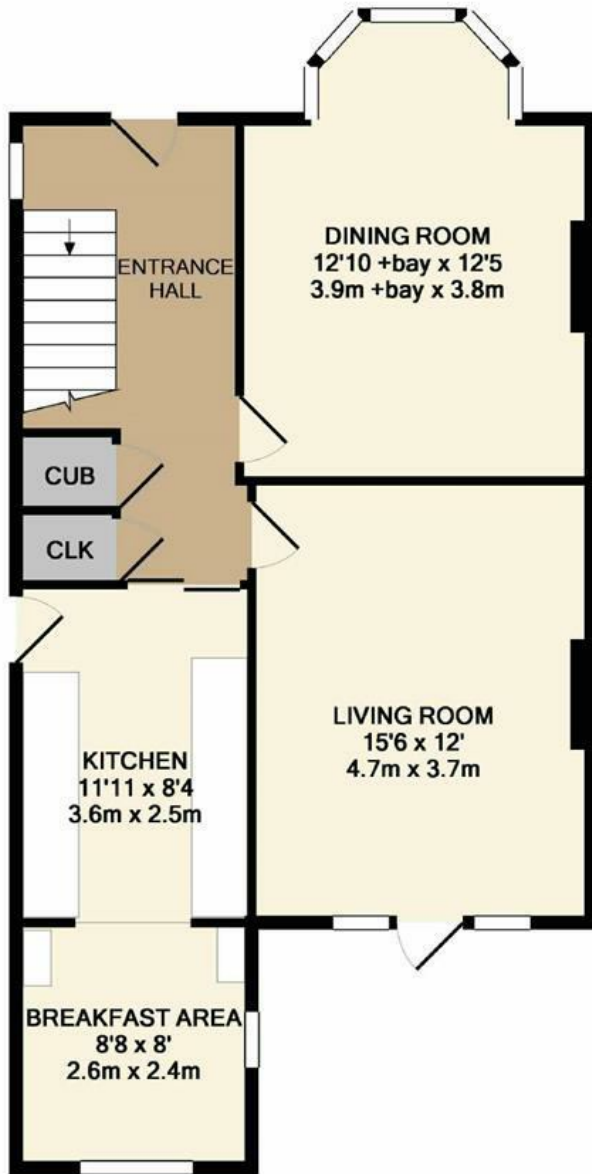
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 NTSEAT Guidance on Referral

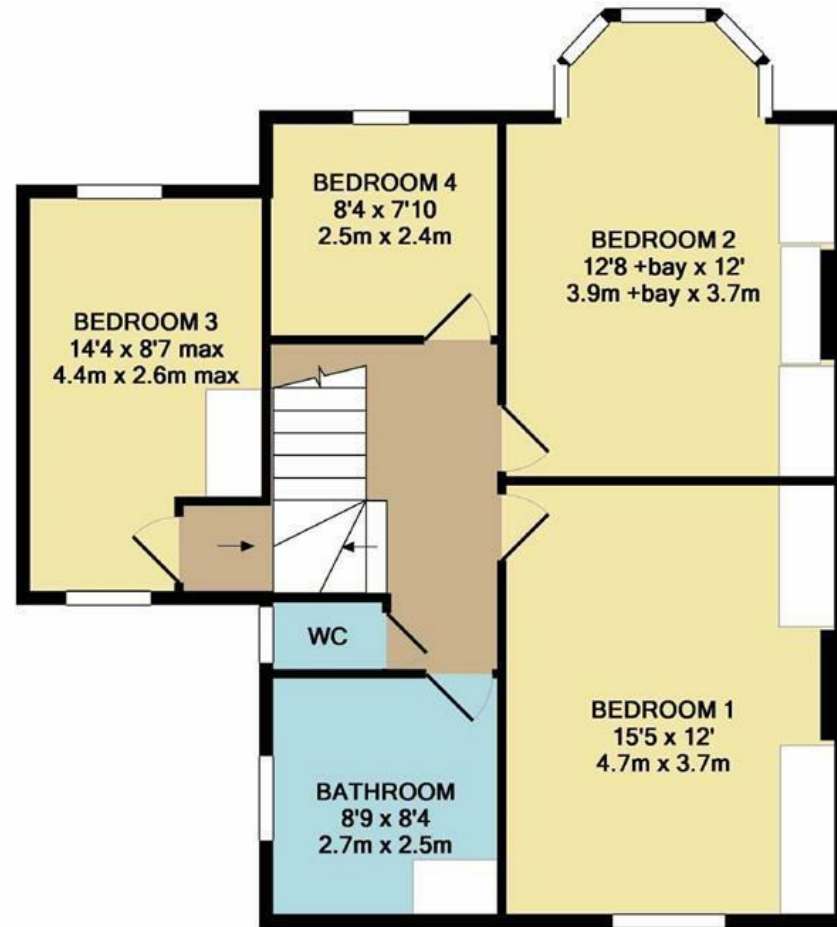
Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR



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