



Anlaby Road, Hull, HU4 7PN  
£325,000

  
Estate & Letting Agents



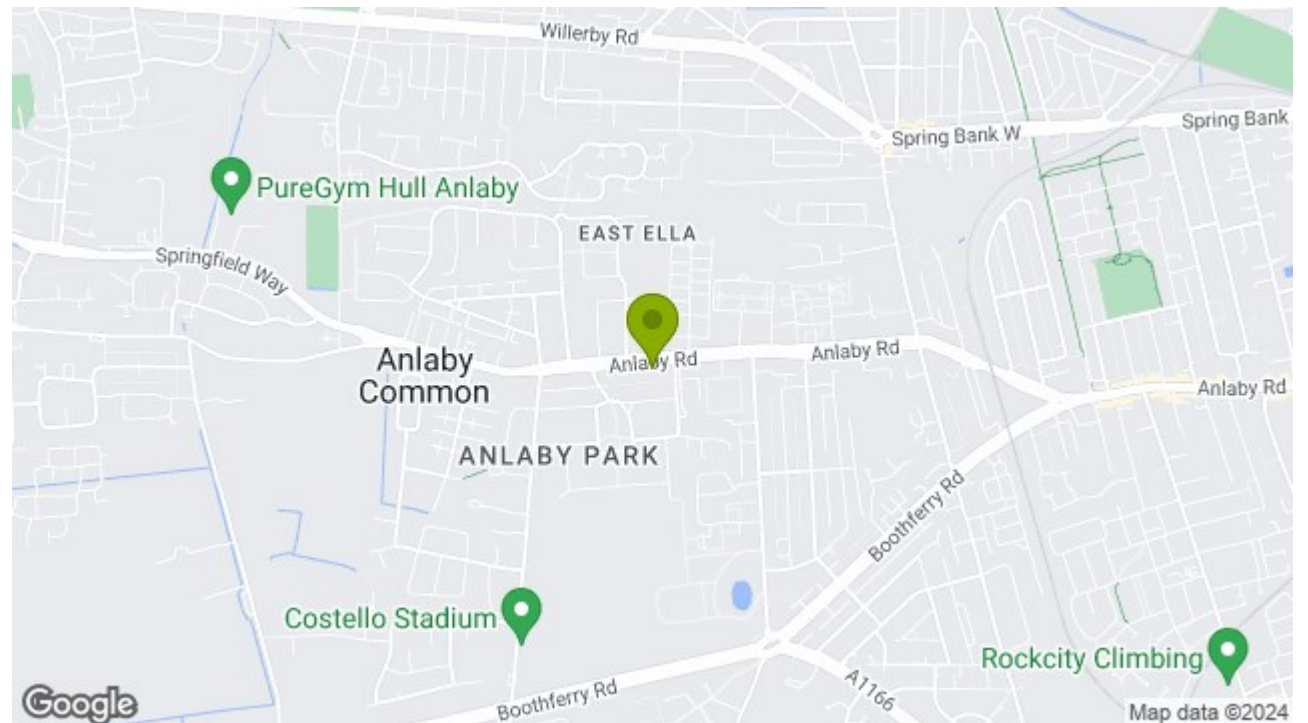
# Anlaby Road, Hull, HU4 7PN

Welcome to Glenross. A property bursting with character and charm. This wonderful family home is situated in the heart of the desirable 'Anlaby Park' and has maintained many original features. With almost 2,000 sqft of living space this is a sizeable property offering flexible and generous accommodation throughout. Must be viewed to be fully appreciated.

## Key Features

- Traditional Family Home
- 4 Bedrooms
- Original Features
- 4 Reception Rooms
- Desirable Location
- Ample Off-Street Parking
- EPC = TBC

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
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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**

Anlaby Park is a select and extremely popular residential area with its own 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.

## **ENTRANCE HALL**

A beautiful entrance hall providing access to the accommodation with original feature staircase and an original stain glass door and window.

## **LIVING ROOM**

12'10 x 16'7 into bay (3.91m x 5.05m into bay )  
An extremely generous bay fronted living room with original floorboards, skirting boards and coving. Further benefitting from a feature fireplace housing an open fire.

## **SITTING / DINING ROOM**

12'10 x 13'7 (3.91m x 4.14m )  
A versatile reception space with feature fireplace housing an open fire and glazed French doors leading through to the Garden Room.

## **GARDEN ROOM**

10'2 x 17'5 (3.10m x 5.31m )  
A fabulously light and airy room with a lovely aspect over the rear garden via the sliding patio doors. Further benefitting from Velux sky light.

## **KITCHEN**

10'10 x 10'3 (3.30m x 3.12m )  
With a range of traditional wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Induction Hob, Electric Oven and a Extractor Hood, with further

space for a Fridge/Freezer, under-counter freezer and plumbing for an automatic dishwasher. Further benefitting from a window to the side elevation, open to the Breakfast room and sliding doors to the Garden Room.

## **BREAKFAST ROOM**

10 x 9'2 (3.05m x 2.79m)  
A handy room off the kitchen ideal for dining.

## **UTILITY ROOM / WC**

With low flush WC and a wash hand basin, plumbing for an automatic washing machine. Benefitting from partially tiled walls, a tiled floor and windows to the side and rear elevations.

## **FIRST FLOOR;**

### **BEDROOM 1**

12'10 x 16'7 into bay (3.91m x 5.05m into bay )  
A bedroom of double proportions with bay window to the front elevation.

### **BEDROOM 2**

16'10 x 10'9 (5.13m x 3.28m )  
A further bedroom of double proportions with fitted wardrobes and window to the side and rear elevation.

### **BEDROOM 3**

12'10 x 13'7 (3.91m x 4.14m )  
Another double bedroom with fitted wardrobes and a window to the rear elevation.

### **BEDROOM 4**

8'10 x 9'3 (2.69m x 2.82m )  
A very generous single bedroom with oriel bay window to the front elevation.

## **BATHROOM**

7'6 x 5'8 (2.29m x 1.73m )  
With a three piece suite comprising of a panelled bath, shower cubicle and a wash hand basin. Further benefitting from a heated towel rail, partially tiled walls and a window to the side elevation.

## **WC**

With low flush WC and a window to the side elevation.

## **LOFT AREA;**

### **LOFT ROOM**

12'10 x 12'1 + recess (3.91m x 3.68m + recess )  
Not to regulations. A versatile space with a fixed staircase, eaves storage and 2 Velux windows.

## **EXTERNAL;**

### **FRONT**

A brick-set driveway providing ample off-street parking with wrought iron gates and fencing.

### **REAR**

With a raised patio area with steps leading to to the garden, shaped lawn and an allotment style patch

### **GARAGE**

With up & over door and a side door.

## **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 part double glazing and part secondary glazing.

COUNCIL TAX - From a verbal enquiry/online check







we are led to believe that the Council Tax band for this property is Band D ( 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.

## TENURE

We understand that the property is Freehold.

## 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.

## 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

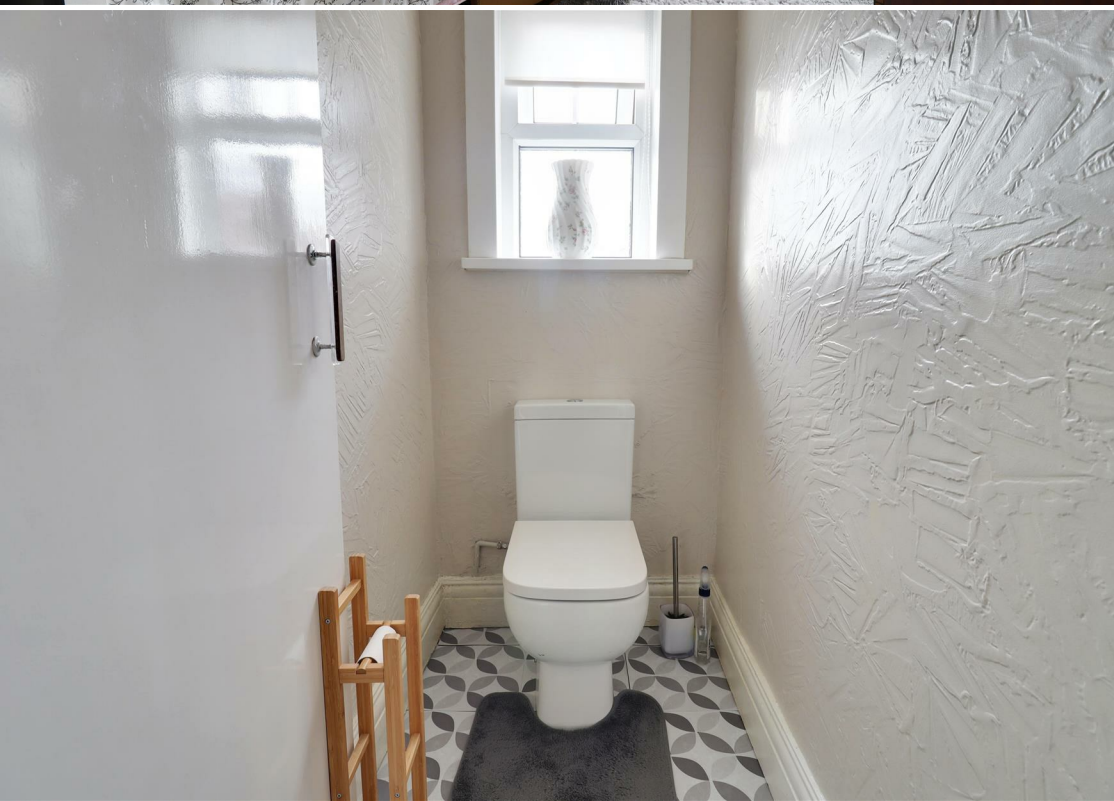
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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 £120 Hamers£100 Lockings Solicitors £100



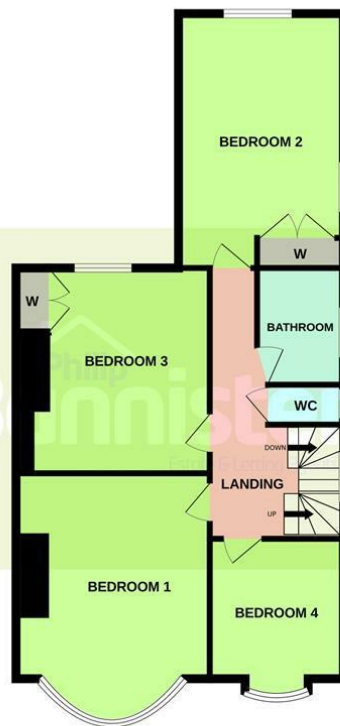




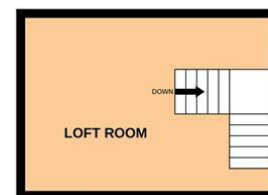
GROUND FLOOR  
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 sq.m.) approx.

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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