



Hull Road, Anlaby, HU10 6SR  
Offers Over £220,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Hull Road, Anlaby, HU10 6SR

## Key Features

- Semi-Detached Family Home
- Beautifully Presented
- Landscaped Garden
- Superb Summerhouse
- Stunning Dining Kitchen
- Contemporary Bathroom
- Ample Off-Street Parking
- EPC = C

A fabulous semi-detached family home in the heart of Anlaby. Presented to the highest standards internally with a superb open plan dining kitchen and contemporary bathroom. With generous and flexible living space. The accommodation briefly comprises of an Entrance Hall, cloakroom, Living Room, Dining Kitchen to the ground floor. To the first floor there are three Bedrooms and a Bathroom.

Externally the property has so much to offer. To the front of property is a block paved driveway providing ample off-street parking. To the rear the garden is perfect for entertaining with a fabulous summer house with bar and relaxation space, two decked areas, a large fish pond, a shaped lawn access to both the garage and utility area.

A must view.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	69
(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	
	83
England & Wales	EU Directive 2002/91/EC





## **ANLABY**

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.

## **GROUND FLOOR ACCOMMODATION;**

### **ENTRANCE HALL**

Providing access to the accommodation with stairs off.

### **WC**

With a concealed cistern WC, wash hand basin with splash back tiling, recessed spotlights and window to the side elevation.

### **LIVING ROOM**

15'2 into bay x 10'6 (4.62m into bay x 3.20m )  
A well presented living room with wall mounted electric fire and a bay window to the front elevation.

### **DINING KITCHEN**

15'2 x 16'4 (4.62m x 4.98m )  
Fabulous dining kitchen with white shaker style wall and base units, kitchen island/breakfast bar, granite worktops and brick slip splashback. Integrated appliances include Electric Hob, Electric Double Oven, Extractor and an Inset Sink and Drainer. Further benefitting from laminate wood flooring, windows to the side and rear elevations, French doors overlooking the garden, feature wall with exposed brick, ample dining space, plumbing for an

automatic washing machine, space for a fridge/freezer and a back door.

## **FIRST FLOOR ACCOMMODATION;**

### **BEDROOM 1**

15'2 into bay x 8 + wardrobes (4.62m into bay x 2.44m + wardrobes )  
A bedroom of double proportions with fitted sliding wardrobes and a bay window to the front elevation.

### **BEDROOM 2**

12'2 x 8 + wardrobes (3.71m x 2.44m + wardrobes )  
A further bedroom of double proportions with laminate wood flooring, recessed spotlights, a storage cupboard, fitted wardrobes and a window to the rear elevation.

### **BEDROOM 3**

7 x 6'5 (2.13m x 1.96m )  
A single bedroom with window to the front elevation.

### **BATHROOM**

8'7 x 6'3 (2.62m x 1.91m )  
A contemporary bathroom with a three piece suite comprising of a free standing foot claw bathtub, low flush WC and a wash hand basin. Further benefitting from a wall mounted mirror/tv, tiled flooring, partially tiled walls, radiator, recessed spotlights and a window to the rear and side elevations.

## **EXTERNAL**

### **FRONT**

A block paved driveway providing ample off-street parking.

### **REAR**

Superbly landscaped rear garden with 2 raised

decking areas, shaped lawn, timber fencing, large pond and access to the various outbuildings.

## **GARAGE**

With glazed uPVC doors and windows and ample storage space with workshop at the rear.

## **SUMMER HOUSE**

A superb addition to the garden providing the perfect space for entertaining and relaxing. With a fitted bar area, ample living space and doors leading onto the decking. Storage cupboard accessed via main space.

## **UTILITY/STORE**

With wall and base fitted units, light and power supply.

## **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 C (East Riding Of Yorkshire 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 in-house professional 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

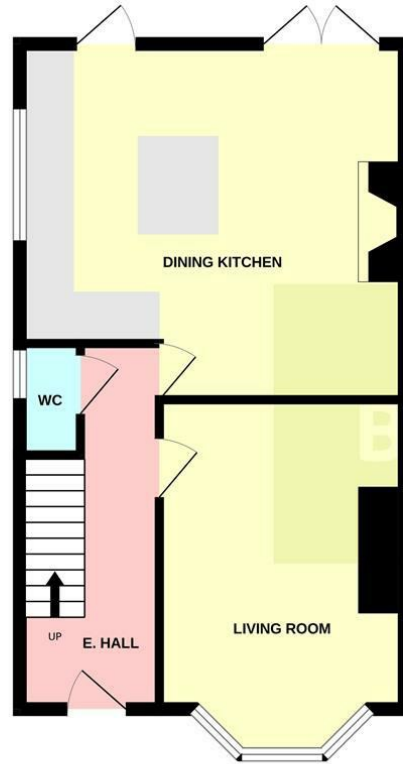
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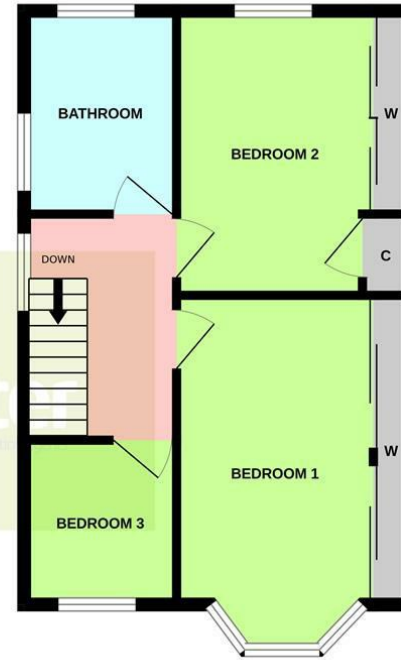
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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