



Stromberg Street, Hull, HU10 7ER
Asking Price £349,950



Platinum Collection

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The superbly presented accommodation briefly comprises: a welcoming entrance hall, cloakroom / W.C., bay windowed lounge, large living/dining kitchen, utility room, landing with four good sized bedrooms, Master bedroom with en-suite shower room and separate family bathroom outside to the front of the property there is an open plan garden with private driveway which provides off street parking and leads to the integral garage. to the rear is an enclosed garden which has been attractively landscaped with patio areas providing entertaining areas, lawn and decorative easy maintained borders, fish pond and fencing forming boundary with gates.

Early viewing is a must to appreciate the size and quality of this family home which is situated on the popular 'Aspect' development within the Village of Anlaby, close to schools, good road links and all the amenities that Anlaby has to offer.



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Key Features



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

ENTRANCE HALL

An external composite entrance door leads into the entrance hall, with radiator, a built-in cloaks cupboard, tiled floor and stairs to the first floor.

CLOAKROOM/W.C.

with a two piece suite in white comprising: a low level W.C., wash hand basin with a mixer tap, radiator, extractor fan unit to the ceiling, tiled floor,

LOUNGE

19'0" (into bay window to 17'8") (5.80m (into bay window to 5.41m))
with double glazed angle bay window to the front elevation radiator and feature fireplace.

LARGE LIVING/DINING KITCHEN

19'9" x 15'6" (6.04m x 4.74m)
being fitted with a comprehensive range of quality units in a high gloss finish in white briefly comprises base and wall mounted eye-level units with concealed underlighting, drawers, above which there is a complementary fitted wood effect worksurface which extends to create a splashback finish to the walls and incorporates a composite sink and drainer unit with mixer tap. There is an integrated eye-level double electric oven, electric hob with a stainless

steel extractor canopy hood above, an integrated larder style fridge freezer, and automatic dishwasher. There are two central heating radiators, tiled floor, a Upvc double glazed window to the rear elevation and a Upvc double glazed bay to the rear elevation with incorporated 'French' doors leading onto the rear garden.

UTILITY ROOM

7'3" x 6'2" (2.21m x 1.88m)
Being fitted with a range of quality units in a high gloss finish in white, comprising base and wall units, complementary fitted wood effect worksurface, plumbing for automatic washing machine, tiled floor, radiator, boiler and double glazed door.

LANDING

Having a central heating radiator, a built-in airing cupboard which houses the water cylinder and a loft hatch access to the ceiling.

BEDROOM 1

17'0" max measurements x 12'6" (5.18m max measurements x 3.81m)
Having fitted wardrobes with partially mirror fronted doors, radiator, and two Upvc double glazed windows to the front elevation.

ENSUITE SHOWER ROOM

Being fitted with a three piece suite in white comprising: double size shower enclosure with a sliding glazed door and mains shower, a pedestal wash hand basin and a low level W.C. . heated towel rail, double glazed Upvc window to the side elevation, extractor fan unit to the ceiling, and tiled floor.

BEDROOM 2

13'3" x 11'0" (4.04m x 3.35m)
Having a fitted double wardrobe with partially mirror fronted doors, radiator and a Upvc double glazed window to the rear elevation.

BEDROOM 3

13'7" x 8'11" (4.14m x 2.72m)
with double glazed window to the front elevation and radiator.

BEDROOM 4

11'6" x 10'2" max measurements (3.51m x 3.10m max measurements)
with double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

9'6" x 6'4" (2.90m x 1.93m)
Being fitted with a four piece suite in white comprising: panelled bath, a pedestal wash basin, a low level W.C. suite and a double size shower enclosure with a sliding glazed door and mains shower, heated towel rail, an obscured double glazed Upvc window to the rear elevation, an extractor fan unit to the ceiling, tiled floor and splash back tiling.

OUTSIDE

To the front of the property there is an open plan lawn garden area, decorative stone borders and having a range of planting. A private tarmac driveway leads to the integral garage. To the rear is a mainly laid to lawn gardens with landscaped borders, entertaining patio area, fish pond and fencing forming boundary with gates.

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 OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire 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 £120 Hamers£100 Lockings Solicitors £100

TENURE.

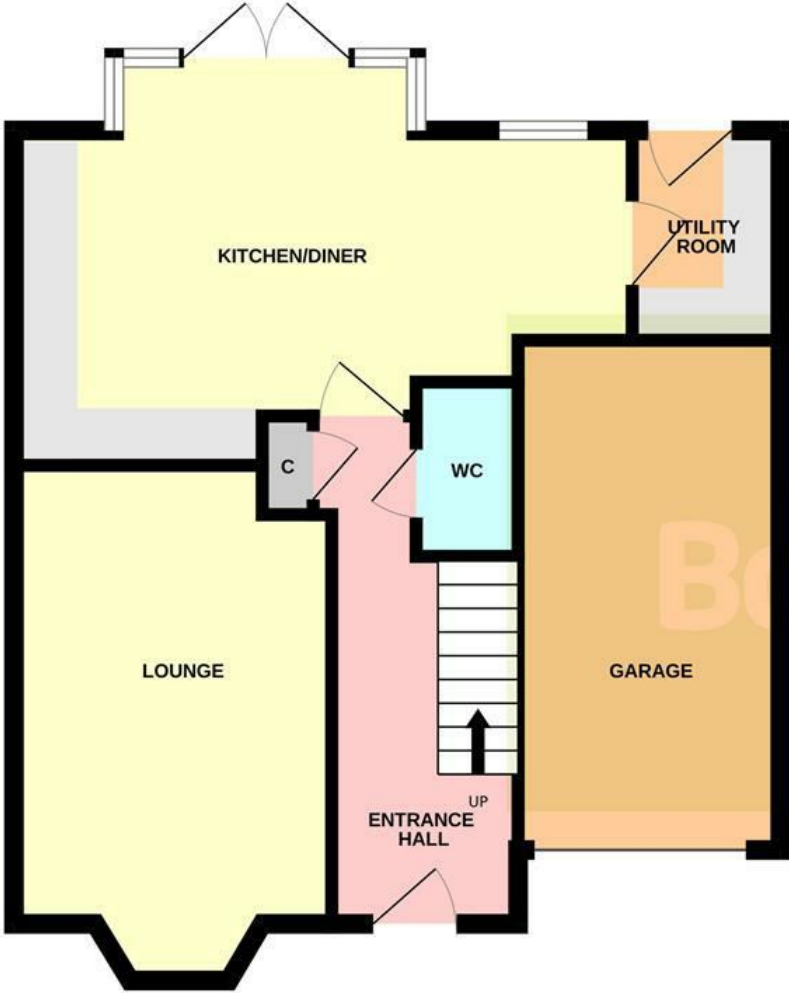
We understand that the property is Freehold.



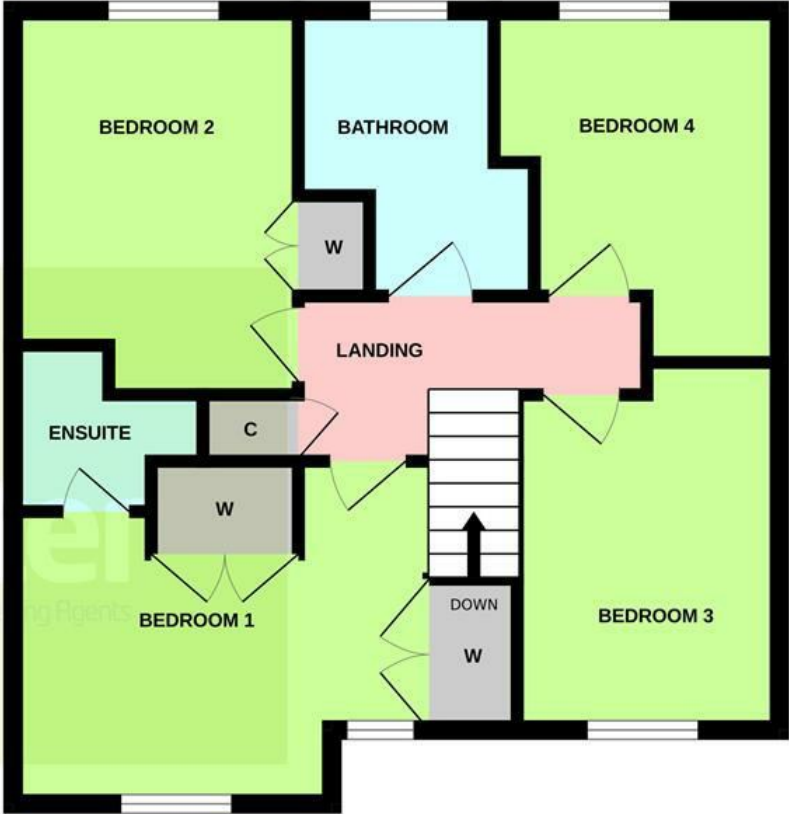
The
Poo
Room



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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