A lovely family home which must be viewed early to avoid any disappointment with a large garden and which is in the catchment area for the popular Eastfield Primary School.

INTRODUCTION
A lovely family home which must be viewed early to avoid any disappointment with a large garden and which is in the catchment area for the popular Eastfield Primary School. The property has gas central heating, double glazing and off road parking. The property briefly comprises entrance hall, lounge, dining kitchen, conservatory, landing, 3 bedrooms, bathroom and a large rear garden,

LOCATION
Ideally located off Anlaby High Road close to local amenities 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
With double glazed door, radiator and stairs to first floor.

LOUNGE 13’5 into bay x 15’10 (4.09m into bay x 4.83m)
With double glazed angle bay window to front elevation, wood flooring, feature fireplace, gas fire, radiator.

DINING KITCHEN 9’1 x 19’2 (2.77m x 5.84m)
With a range of base and wall units, drawers, wood work surfaces, electric cooker box, extractor hood, stainless steel sink unit, plumbing for automatic washing machine and dishwasher, tiled floor, storage cupboard, radiator, splash back tiling, double glazed door and double glazed french doors to:

CONSERVATORY 15’5 x 12’5 (4.70m x 3.78m)
With wood flooring, radiator and double glazed french door to the rear garden.

LANDING
With access to roof void

BEDROOM 1 13’5 into bay x 11’1 (4.09m into bay x 3.38m)
With double glazed angle bay window to front elevation, radiator.

BEDROOM 2 10’ x 12’2 (3.05m x 3.71m)
With double glazed window to rear elevation, radiator.

BEDROOM 3 9’11 x 8’11 (3.02m x 2.72m)
With double glazed window to front elevation, radiator.

BATHROOM 6’7 x 6’11 (2.01m x 2.11m)
With three piece white suite comprising panelled bath shower above, glazed shower screen, wash hand basin, w.c., splash back tiling, laminate flooring, heated towel rail and double glazed window to rear elevation.

OUTSIDE
To the front of the property is a pebbled open plan garden offering off road parking. To the rear is a lawn garden with hedge and fencing forming boundary, patio area and further secret garden which is decked with summer house providing an ideal spot for entertaining.

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 B (Hull City 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.

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 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.

VIEWING
Strictly by appointment with the sole agents

AGENTS NOTE
The agents 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.
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.