



5 The Lawns, Anlaby

£249,950

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INTRODUCTION

Rarely available a beautiful detached 2 bedroom bungalow, (originally a 3 bedroom) tucked away on a larger plot and which must be viewed early to avoid any disappointment. The property has the benefit of gas central heating, double glazing and briefly comprises entrance hall, lounge, fitted breakfast kitchen, dining area, 2 bedrooms, bathroom and a separate shower room. Outside the property stands on a large plot with side and rear gardens and to the front is a key block paved garden area with driveway offering multiple parking to a driveway and garage.

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

With double glazed entrance door, and radiator.

LOUNGE 10'3 x 18'4 (3.12m x 5.59m)

With two double glazed windows to the front elevation, feature fireplace, electric fire, dado rail and radiator.

DINING AREA

With vinyl floor cover, radiator double glazed patio doors giving access to the rear garden.

BREAKFAST KITCHEN 9'3 x 17'7 (2.82m x 5.36m)

With a range of cream fronted base and wall units, laminate work surfaces, enamel sink unit, gas cooker point, splash back tiling, radiator, vinyl floor covering, double glazed

window to rear elevation, double glazed door and arch to the dining area

SHOWER ROOM 5'11 x 6'1 (1.80m x 1.85m)

With a modern three piece white suite, comprising shower cubicle, wash hand basin, w.c., vinyl floor covering, heated towel rail, fully tiled to walls and double glazed window to rear elevation.

BEDROOM 1 10'2 x 14'8 (3.10m x 4.47m)

With double glazed window to the side elevation, and radiator.

BEDROOM 2 9'3 x 12' max measurement (2.82m x 3.66m max measurement)

With double glazed window to the rear elevation, radiator and gas central heating boiler.

BATHROOM 6'4 x 6'4 (1.93m x 1.93m)

With a modern three piece white suite, comprising roll top bath with shower attachment, wash hand basin, w.c heated towel rail, vinyl floor covering, half tiled to walls and double glazed window to rear elevation.



OUTSIDE

Outside the front of the property has a key block paved garden area with driveway leading to two separate driveways (one with double gates) and garage with up and over door and light and power points, To the side is a lawned garden area with flower and shrub borders and beds and fence forming boundary. To the rear is a lovely lawn garden with flower and shrub borders and beds, patio area, summerhouse, fence forming boundary and a pebbled area with two sheds (one of which has , water and light and power points, plumbing for automatic washing and space for dryer.

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 - Council Tax Band - 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.

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.

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Agency Fees - Our full list of fees are available to view in our office or on our website.

Client Money Protection - Philip Bannister & Co.Ltd are members of Propertymark and are covered by their Client Money Protection scheme. Their address is Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG

Redress Scheme - Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP





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