



46 Anson Road, Hull, HU9 4SW

**£140,000**

Immaculately presented throughout! This stunning three bedroom mid terraced property is ideal for the growing family! Situated in this popular residential area close by to local schools & amenities! Benefiting from having a contemporary open plan dining kitchen and an impressive garden bar! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, dining kitchen, rear hall, utility room and downstairs w/c. To the first floor is a landing, 3 double bedrooms and a bathroom. To the exterior is a fully enclosed rear garden designed for ease of maintenance with artificial lawn, patio area and an impressive garden bar.

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Council Tax Band A

Ground floor

Entrance hallway

With entrance door, tiled flooring, radiator, stairs off and doors to:

Lounge

With window to the front, carpet flooring, radiator and feature fireplace.

Dining kitchen

With window to the rear, tiled flooring, vertical radiator, range of wall & base units, double electric oven, halogen hob, extractor hood, 1 1/4 sink unit with chrome mixer tap over, walk in pantry and sliding door to rear.

Rear hall

With doors to:

Utility room

With plumbing for automatic washing machine and space for dryer.

Downstairs w/c

With low flush w/c.

First floor

Landing

With carpet flooring and doors to:

Bedroom one

With window to the front, carpet flooring and radiator.

Bedroom two

With window to the rear, carpet flooring, radiator and storage cupboard.

Bedroom three

With window to the front, carpet flooring and radiator.

Bathroom

With window to the rear, laminate flooring, heated towel rail, part tiled walls, low flush w/c, vanity hand wash basin and panel enclosed bath with mains shower over.

Exterior

To the exterior is a fully enclosed rear garden designed for ease of maintenance with artificial lawn, patio area and an impressive garden bar.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

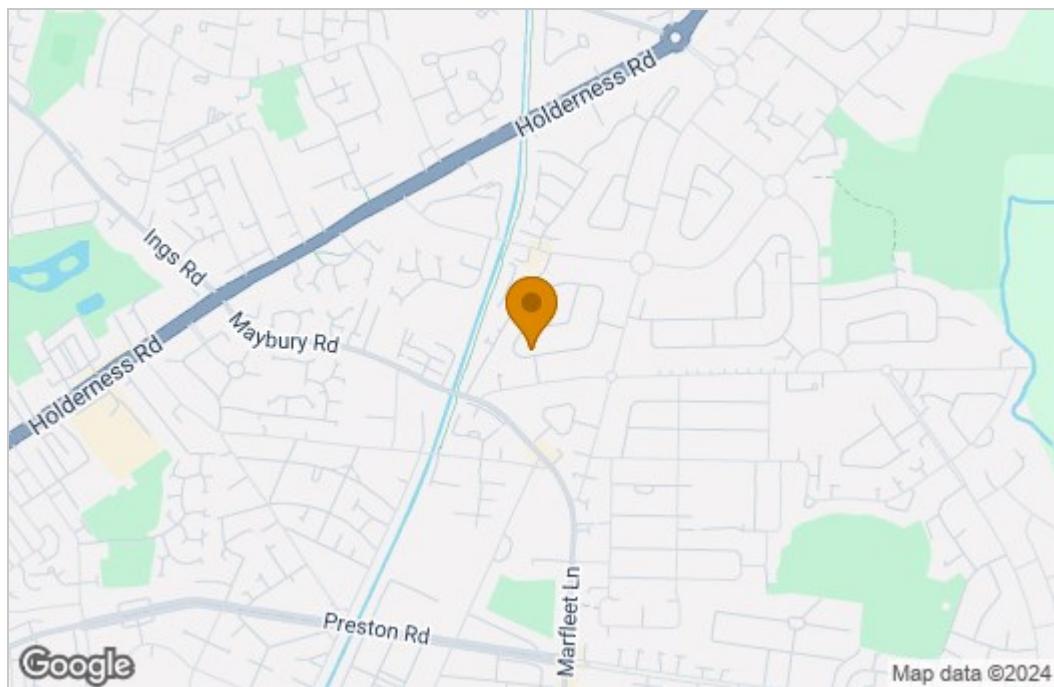
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

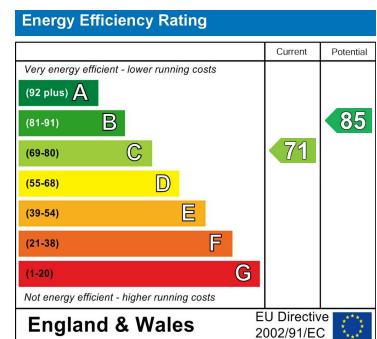
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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