



Wilson Street, Hull, HU10 7AJ
Offers Over £340,000



Platinum Collection

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Situated in a highly sought-after location, this stunning semi-detached family home is a rare find. Immaculately presented throughout, it offers a perfect blend of style and comfort. The heart of the home is the superb open-plan living/dining kitchen, designed for modern family living and entertaining. Bathed in natural light, this inviting space seamlessly connects to the beautifully landscaped south-facing rear garden, providing an idyllic setting for outdoor relaxation. A truly exceptional property, ready to move straight into.



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Key Features

- Exceptional Family Home
- Rarely Available
- Spacious Accommodation Throughout
- Immaculately Presented
- Southerly Facing Rear Garden
- Ample Off-Street Parking & Garage
- Open Plan Living Dining Kitchen
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and cloakroom off.

CLOAKROOM

Superbly appointed cloakroom with a low flush WC and a vanity wash hand basin, further benefitting from two windows to the side elevation, a radiator and feature wall panelling.

LIVING ROOM

15 into bay x 13'1 (4.57m into bay x 3.99m)
A generous bay fronted living room with feature gas fire and a stain glass diamond window to the side elevation.

LIVING DINING KITCHEN

25'11 x 20'7 (7.90m x 6.27m)
The heart of the home. This fabulous open space combines living, dining and cooking space into one all encompassing family area. The kitchen area benefits from cream shaker wall and base units laminated work surfaces, kitchen island/breakfast bar and a tiled splashback. Integrated appliances include an Electric Oven, Induction Hob, Fridge,

Automatic Washing Machine and an Automatic Dishwasher. Further benefitting from windows to the side and rear elevations and a door to the rear elevation.

FIRST FLOOR;

BEDROOM 1

15'5 into bay x 13'1 (4.70m into bay x 3.99m)
A bedroom of double proportions with sliding fitted wardrobes and a bay window to the front elevation.

BEDROOM 2

11'6 x 11'9 (3.51m x 3.58m)
A further bedroom of double proportions with a cupboard housing the combination boiler, a window to the rear elevation and access to the en-suite.

EN-SUITE SHOWER ROOM

With a three piece suite comprising of a walk-in shower, a low flush WC and a wash hand basin. Further benefitting from a heated towel rail, tiled flooring and a window to the side elevation.

BEDROOM 3

6'6 max x 10'10 (1.98m max x 3.30m)
A single bedroom with window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from a heated towel rail, laminate wood flooring and a window to the side elevation.

EXTERNAL;

FRONT

With ample off-street parking provided by a brick-set driveway.

REAR

Superb and generous south facing rear garden with stone paved patio area, shaped lawn and fenced borders.

GARAGE

With side hinged doors, light & 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 D (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 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.

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.

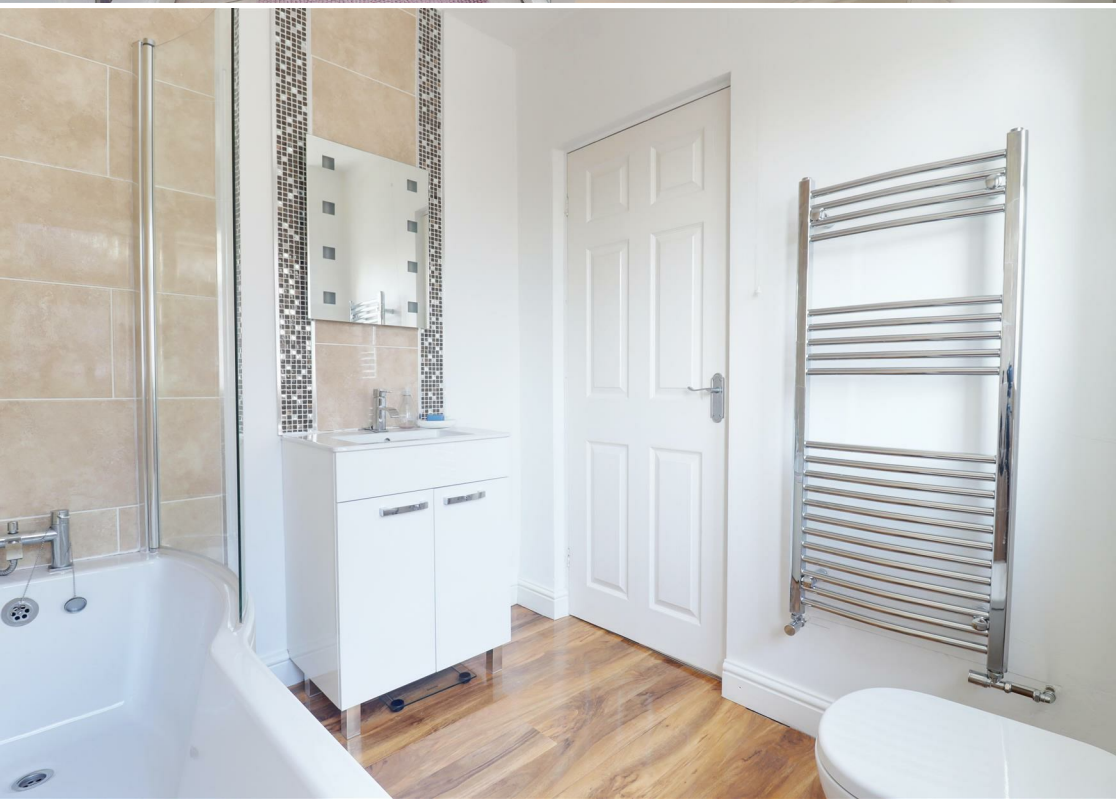
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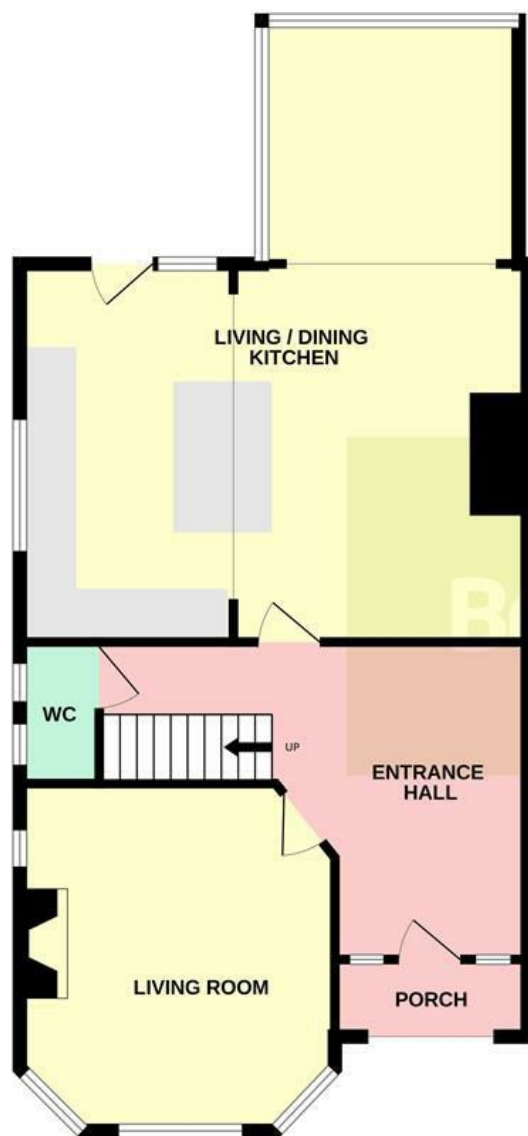
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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