

staniford grays



8 Wolfreton Villas, Anlaby, Hull, HU10 6QS

£139,950





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- OFF STREET PARKING
- READY TO MOVE IN LIVING
- LARGE BATHROOM
- COURTYARD AND OUTBUILDINGS
- NO ONWARD CHAIN
- CHARACTER EXTERIOR
- CONVENIENT SETTING
- 2 DOUBLE BEDROOMS
- STORE AND GENEROUS GARDENS

**** IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY WITH OFF STREET PARKING****

Offering a character exterior and smartly appointed throughout is this two bedroom home located in a discreet cul-de-sac position.

Suitable for a range of applicants with ready to move in living space and further opportunity to enhance and upgrade.

Conveniently positioned between Anlaby and Willerby, the versatile arrangement of living space comprises, Entrance Hall, Bay fronted Reception Lounge leading through to further Reception Space/Dining Room and Breakfast/Kitchen provides access through to the garden also and Utility cupboard. To the first floor level Two Double Bedrooms are accessed from a central landing with a large House Bathroom.

Ample off street parking is provided to the property frontage with a courtyard and outbuildings to the rear and additional generous garden with store.

Given the appeal of home on offer the property comes highly advised for internal inspection.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Accessed via entrance door with staircase approach to first floor level.

RECEPTION LOUNGE

16'6" into bay x 12'5" (5.04 into bay x 3.79)
With uPVC double glazed full height walk in bay windows boasting a wealth of traditional feature throughout with picture rail detailing, recently fitted carpets, cast iron fire insert with traditionally styled hearth and surround. Generously sized and suitable to accommodate a furniture suite. With under stairs storage cupboard and access through to...

DINING ROOM/ RECEPTION TWO

8'11" x 9'1" (2.73 x 2.79)
With a number of traditional details continuing including a rustic style Yeoman stove, ceiling suspended Lath Victorian clothes airer, quarry tile flooring, uPVC double glazed window to the rear courtyard outlook and access door also. Panel detailing and suitably sized to accommodate tables and chairs with access through to a utility cupboard housing the combination boiler with single glazed window. Access through to...

KITCHEN

9'6" x 6'3" (2.90 x 1.91)
With uPVC double glazed windows in a traditional style with a range of fitted wall and base units, low level oven, hob with extractor canopy over, inset sink and drainer with space for a number of free standing white goods, soft cushion flooring and uPVC double glazed window to the courtyard garden outlook.

FIRST FLOOR LANDING

Providing access to two double bedrooms with loft access point.

BEDROOM ONE

13'6" x 12'7" (4.14 x 3.85)
With uPVC double glazed window to frontage, storage cupboard and additional shelved cupboard. Of double bedroom proportions with picture rail detailing and decorative fire insert.

BEDROOM TWO

10'0" x 7'6" (3.07 x 2.30)
With uPVC double glazed window to rear outlook.



HOUSE BATHROOM

7'7" x 9'6" (2.32 x 2.91)

Of an excellent size with a three piece suite in a neutral white finish comprising of panel bath with wall mounted electric shower over, low flush WC, pedestal wash hand basin, neutral tiling to splashbacks, soft cushion flooring and fitted cupboards with shelving.

EXTERNAL

Wolfeaton Villas itself remains conveniently positioned within walking distance of both Willerby and Anlaby village centres. Discreetly positioned down a private road cul-de-sac. With dedicated parking to the immediate frontage and privet border screening the adjoining property hardstanding.

Pedestrian access is granted to the rear of the property with a gate and courtyard style garden area with two storage outbuildings. A further generously sized rear garden features beyond the walkway with additional and sizeable store with an expansive garden in need of planting and landscaping and offering an applicant the potential to an idyllic garden area with good levels of privacy and seclusion. Boarded fencing and shrubbery to the perimeter boundaries.

AGENTS NOTE

The current property comes ready for immediate occupation with a number of upgrades and improvements having been recently undertaken with further scope for improvement depending on an individuals needs and requirements and comes suitable for investors, first time buyers and downsizers with viewing available through the sole selling agents Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

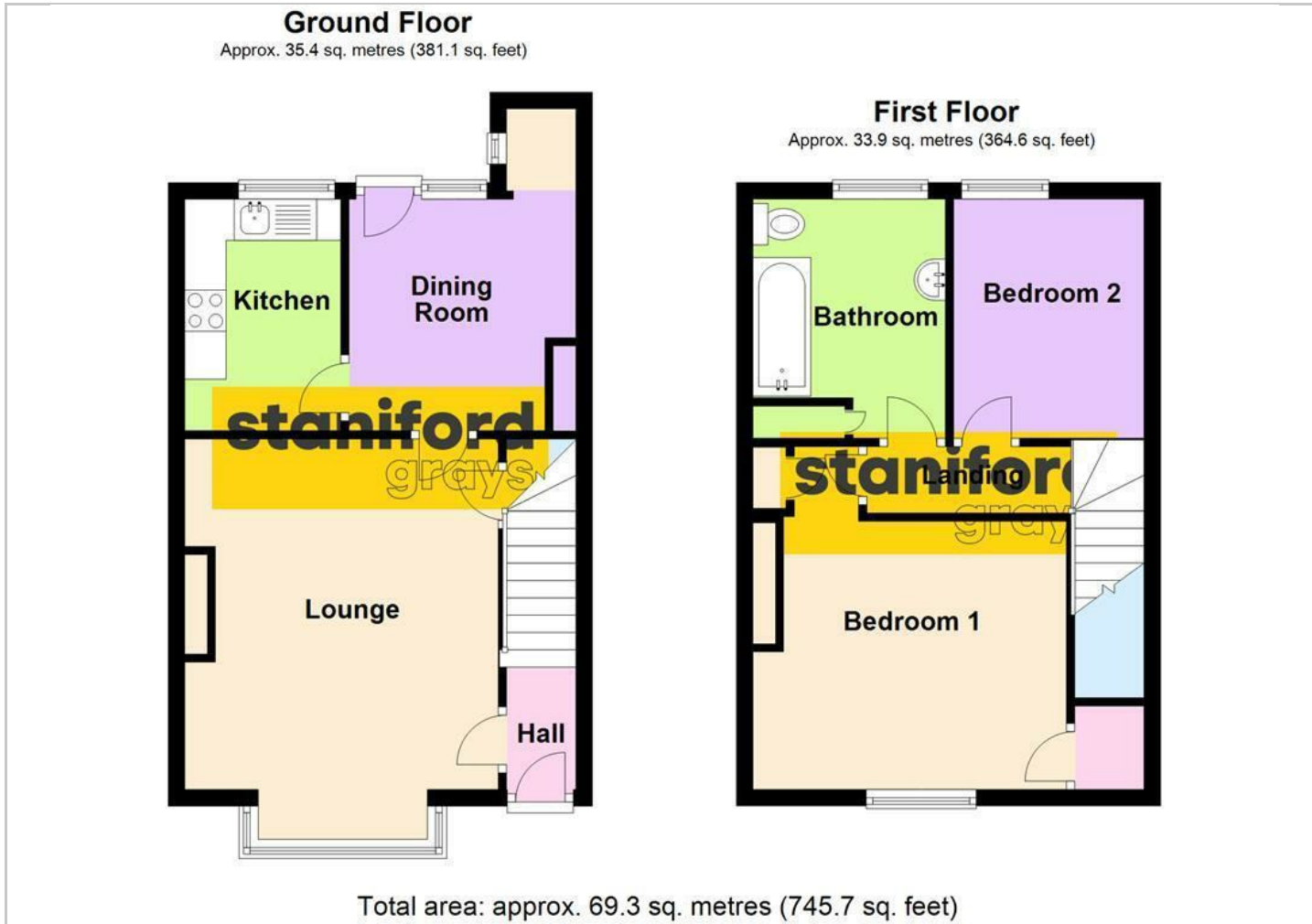
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



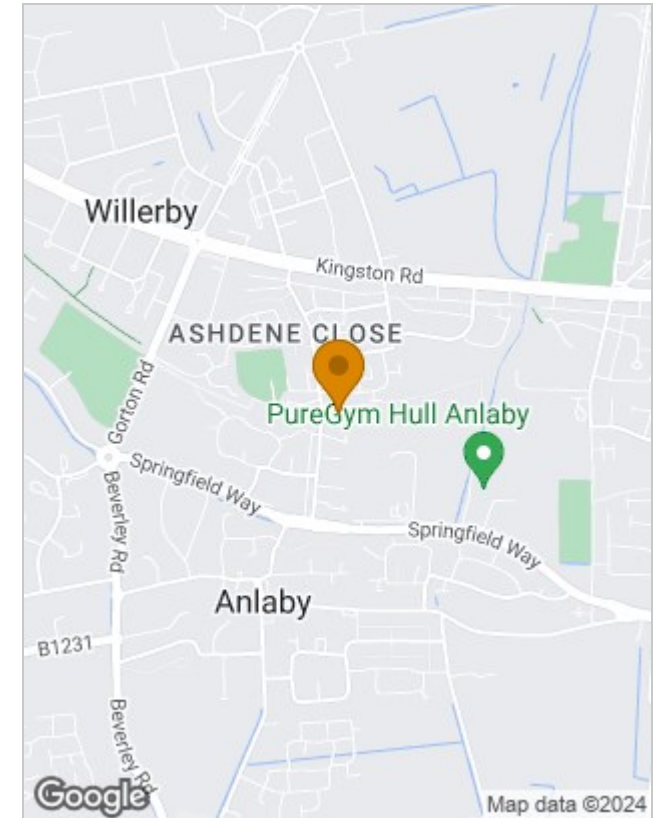
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

