



Maplewood Avenue, Anlaby, East Riding of Yorkshire
Asking Price £255,000





KEY FEATURES

- Extensive Detached Home
- Three Bedrooms with Fitted Furniture
- Modern Bathroom & Kitchen
- Open Plan Lounge to Dining Area
- Conservatory
- Enclosed Rear Garden
- Garage & Off Road Parking
- Tenure Freehold
- Council Tax Band C
- Total Room Area 86 Square Metres
- EPC Rating C



DESCRIPTION

This fabulous EXTENDED DETACHED FAMILY HOME is tastefully styled throughout, enjoying the ever popular setting of Maplewood Avenue.

Having been enhanced and updated over the years, this lovely property offers a TURN KEY OPPORTUNITY.

The accommodation boasts: a welcoming HALLWAY with stairs to first floor and a door opening to the comfortable LOUNGE with feature LOG BURNING STOVE. The lounge is open to the DINING ROOM with adjoining KITCHEN plus a CONSERVATORY, creating a lovely layout for entertaining family and friends.

There is a FAMILY BATHROOM and THREE first floor BEDROOMS all include fitted furniture.

Outside there is a dropped kerb with paved forecourt providing ample OFF ROAD PARKING and access to the GARAGE.

The enclosed REAR GARDEN is mainly laid to lawn with mature trees and shrubbery to boundaries. The paved patio is ideal for outdoor dining or just to sit and enjoy the garden.

This fabulous property comes to market with NO ONWARD CHAIN, ready and waiting for new owners to make it their own.

Do not delay, call to arrange your viewing today!

Location

Situated to the west of the City of Hull, Anlaby Common has well regarded primary schooling and a good selection of shops. Local transportation is available to the City Centre and the nearby village of Anlaby which has primary and secondary schooling, a supermarket and local shops. Leisure facilities can be found nearby at both Haltemprice and Costello sports centres





PARTICULARS OF SALE

Entrance Hall

An attractive composite front entrance door opens to welcome you in to view. Stairs lead to the first floor and a door opens to the lounge.

Lounge

4.72m x 3.44m

A comfortable living room with feature log burning stove and double glazed bay window to the front elevation, central heating radiator, laminate flooring and an opening to the dining area.

Dining Area

3.11m x 2.35m

A bright and airy dining area with double glazed window overlooking the rear garden and door to the adjoining kitchen, creating a lovely space for entertaining family and friends.

Kitchen

3.64m x 2.47m

The extended kitchen has a range of high gloss units to base and walls with complimentary work surface and tiled splashbacks. There is a central feature with ceramic sink and mixer tap. Built in oven with four ring gas hob and stainless steel extractor hood above. Integrated fridge/ freezer, dishwasher and washing machine. Double glazed patio doors and a Velux window allows ample light to flow through.

Conservatory

3.20m x 2.85m

Adjoining the kitchen the conservatory is part brick and Upvc construction, a lovely room to sit enjoying views over the garden.

Bedroom One

3.96m x 2.71m

A double bedroom with a good range of fitted wardrobes. Double glazed window to front elevation and central heating radiator.

Bedroom Two

2.72m x 2.65m

A further double bedroom with fitted wardrobes. Double glazed window to rear aspect and central heating radiator.

Bedroom Three

3.4m x 1.99m

A single bedroom with fitted wardrobe. Double glazed window and central heating radiator.

Family Bathroom

1.97m x 1.64m

The family bathroom has tiled walls and vinyl floor covering. Three piece suite in white to include panelled bath, pedestal wash basin and low level W.C. Chrome towel heater and double glazed obscure window.



Rear Garden

The enclosed rear garden is mainly laid to lawn with mature trees and shrubbery to boundaries. A paved patio provides a perfect spot for outdoor dining or just to sit and enjoy the garden.

Garage & Driveway

There is a dropped kerb and paved forecourt providing ample off road parking and access to the garage. The garage has a metal up and over door and a double glazed interior door. Power and light supplied.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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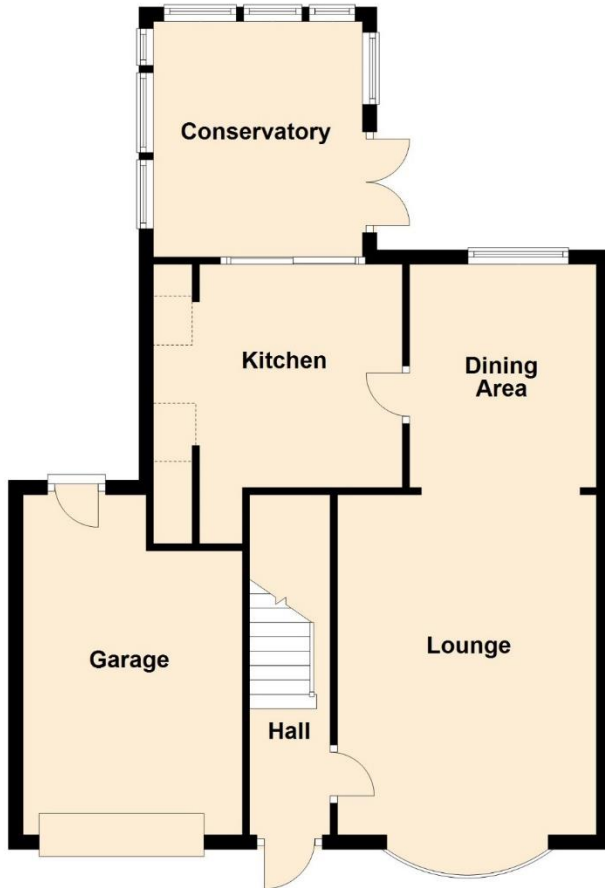
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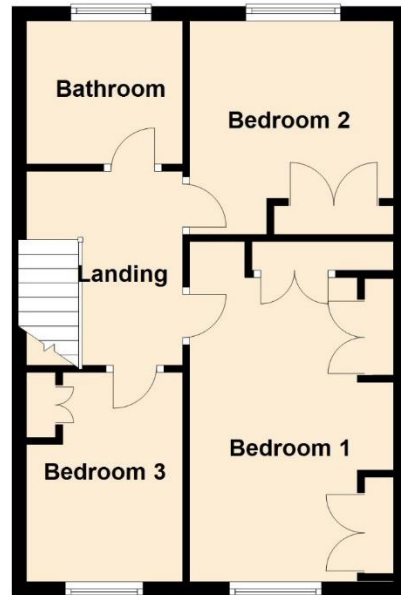
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

