

SUMMARY

Extended Semi Detached House

2 Bedrooms Plus a Loft Space And Has The Potential for a 3rd Bedroom Downstairs

Large L Shaped Modern Dining Kitchen

Dining Room/Study or Potential for a 3rd Bedroom

Loft Space, Low Maintenance Front Garden & South Facing Rear Garden

EPC Rating D - Council Tax Band A - East Riding - Tenure - Freehold



DESCRIPTION

A deceptively spacious 2/3 bedroom semi detached family house (one of the reception rooms is currently used as a study/dining room with the potential to be used as a 3rd bedroom) which must be viewed to appreciate the accommodation on offer. Situated and tucked away in the corner set back from the road this popular residential location and within walking distance of Anlaby with local shops, restaurants and amenities. Briefly comprising: Entrance Hall, Lounge with archway to an L-Shaped modern kitchen/diner, bedroom but could also be used as a dining room/study if needed. First floor: 2 bedrooms, bathroom and loft space. Outside: Low maintenance front garden and enclosed south facing lawned garden with decked and paved seating areas, viewing highly recommended.





Bathroom 6' 4" x 5' 4" (1.93m x 1.62m)

Fitted white suite comprising of: paneled bath with plumbed shower over and bi-fold shower screen, pedestal wash hand basin, WC, fully tiled walls, chrome effect heated towel rail/radiator, flush spot lighting, double glazed opaque window to the rear elevation and ceramic tiled floor.

Loft Space 17' 3" x 8' 6" (5.25m x 2.59m)

X 2 Double glazed Velux window, storage to eaves which are boarded and flush spot lighting.

Outside

Enclosed paved garden to the front elevation for low maintenance, fence to surround. Enclosed south facing rear lawned garden with shrub borders, decked and paved seating areas, shed for storage, outside tap shrubs and fencing to surround.

Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

ACCOMMODATION

Entrance Hall

Double glazed door to the front elevation, double radiator, coving and wood laminate flooring

Lounge 19' 4" x 11' 0" (5.89m x 3.35m)

Double glazed window to the front elevation, double radiator, coving and wood laminate flooring, archway to:

Kitchen/Diner 19' 7" x 16' 10" (5.96m x 5.13m)

Measurements - L - Shaped 19'7 x 16'10 narrowing to 9'6 See through roof which allows plenty of light - Dining Area with French Patio Doors leading out into the rear garden. Modern fitted kitchen with fuchsia high gloss wall and base units with wood effect laminate work surfaces, 4 ring gas on glass hob with extractor hood over, tiled splash backs, built in electric oven, plumbing for washing machine, space for fridge freezer, ceramic x2 bowl sink with mixer tap over, double glazed window to the rear and side elevations, wood laminate flooring, built in under stairs cupboard for storage, and double radiator.

Dining Room/Study 11' 2" x 9' 9" (3.40m x 2.97m)

Could be used as a bedroom - Double glazed French doors to the rear garden and window to the rear elevation also, flush spot lighting and a solid wood floor with underfloor heating.

First Floor Landing

Double glazed window to the side elevation, single radiator, coving, and loft access via a fixed staircase

Bedroom 1 10' 7" x 9' 0" (3.22m x 2.74m)

Double glazed window to the front elevation, single radiator, coving, flush spot lights

Bedroom 2 10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to the rear elevation, single radiator, cupboard housing the combination boiler and additional cupboard with shelving for storage.



Fixtures & Fittings

Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team. Free Valuation: If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

Property Information

The property is a semi detached house of brick construction and tiled roof, there are 7 rooms in total: Entrance hall into: Lounge, dining/kitchen, dining room/study, two bedrooms, bathroom and loft space. The are mains gas, electric, water and sewerage connected to the property (not tested) the property has gas central heating, there is provision for standard and ultrafast with Ms3 & KCom providers and there is indoor and outdoor mobile phone coverage with four providers, there is no parking at the property just on street parking available.



FLOORPLAN



DIRECTIONS

Situated in a popular residential location and is within walking distance of Anlaby with locals shops, amenities and restaurants, access to local transport service and good road links including the A63/M62. Dawnay Drive is located off Grimston Road and is situated on the left hand-side tucked away in the corner.

Energy performance certificate (EPC)

38 Dawnay Drive
Anlaby
HULL
HU10 6TD

Energy rating

D

Valid until: **10 October 2033**

Certificate number: **9792-3930-8200-1367-6200**

Property type: Semi-detached house

Total floor area: 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		