

# Whitakers

Estate Agents



## 32 Lowfield Road, Hull, HU10 7BT

**£249,900**

Whitakers Estate Agents are pleased to introduce this exceptional three-bedroom semi-detached property to the market which is conveniently placed in the heart of the Anlaby village to enjoy close proximity to highly accessible transport links along with an abundance of local amenities / leisure facilities including convenience stores and eating establishments, the Willerby / Anlaby shopping parks and Haltemprice leisure centres with accompanying playing fields.

Briefly comprising entrance hall, spacious lounge with double doors opening to the dining room, fitted kitchen and conservatory to the ground floor, the first floor boasts three good bedrooms and a large bathroom suite furnished with a three-piece suite.

Externally there is a partly paved and gravelled garden which can accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed rear garden which is mainly laid to lawn with stocked borders, patio seating area and wooden decking.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment areas of local schools and, as such, viewing at the earliest convenience is advised to avoid disappointment.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hallway 11'9" x 5'9" (3.58 x 1.75)

A uPVC double glazed twin entrance door gives access into the Entrance Hallway. A flight of stairs leads from the Entrance Hallway to the First Floor Accommodation beneath which there is a built-in understairs storage cupboard. There is a ceiling light and a central heating radiator.

#### Ground Floor Cloakroom / W.C.

Having a low level w.c suite.

#### Lounge 13'9" x 12'0" (4.19 x 3.66)

Having a uPVC double glazed bay window to the front elevation, central heating radiator, coving and light fitting to the ceiling, wooden panelling up to dado rail level to the walls and fitted shelving into one alcove to one side of the chimney breast.

#### Sitting / Dining Room 16'2" x 10'9" (4.93 x 3.28)

The focal point of the room being the feature fireplace with an 'Adam' style surround. There is coving and a light fitting to the ceiling, a picture rail to the walls and three central heating radiators. UPVC double glazed 'French' doors with matching double glazed side window lead into the Conservatory.

#### Conservatory 12'0" x 8'3" (3.66 x 2.51)



Being of UPVC double glazed and brick construction with a pitched roof. There is a ceramic tiled finish to the floor and uPVC double glazed 'French' doors lead onto the rear gardens.

#### Kitchen 18'6" x 6'8" (5.64 x 2.03)



Having a comprehensive range of fitted units in a

maple finish with steel fittings comprising: wall mounted eye-level units, glazed display cabinets, drawers and base units with complementary fitted worksurfacings over incorporating a stainless steel sink unit with drainer and mixer tap. Integrated appliances include: a double oven/grill, four ring electric hob with stainless steel extractor canopy above, fridge and separate freezer, automatic washing machine and dishwasher. There are uPVC double glazed windows to both the side and rear elevations. An entrance door leads into the Conservatory.

### First Floor Accommodation

#### Landing

Having a uPVC double glazed window and a built-in airing cupboard with fitted shelving and light fitting.

#### Bedroom One 13'0" x 11'0" (3.96 x 3.35)

Having a uPVC double glazed bay window to the rear elevation, a central heating radiator, a picture rail to the walls and coving and light fitting to the ceiling.

#### Bedroom Two 15'4" x 11'0" (4.67 x 3.35)

Having a uPVC double glazed bay window to the front elevation, a central heating radiator, a picture rail to the walls and coving and light fitting to the ceiling. To one wall there is a full bank range of fitted wardrobes.

#### Bedroom Three 7'6" x 6'6" (2.29 x 1.98)



Having a uPVC double glazed oriel window to the front elevation, a central heating radiator and fitted light to the ceiling.

## Bathroom



This well appointed bathroom is divided into two distinctive areas opened by an archway. Having a range of fitted furniture in a pine finish incorporating a low level w.c with a concealed cistern and storage. Through the archway there is a corner bath and vanity wash basin with fitted storage cupboards beneath and to the side together with a fitted shelf and wall mounted mirror above incorporating spot lighting. There is a heated towel radiator in a chrome finish and a uPVC obscured double glazed window to the rear elevation. The walls to this area are fully tiled.

## External

Externally there is a partly paved and gravelled garden which can accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed the rear garden which is mainly laid to lawn with stocked borders, patio seating area an wooden decking. The current owner is also installing component fence toppers to provide the resident additional privacy.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - E

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all

measurements are approximate and for general guidance purposes only.

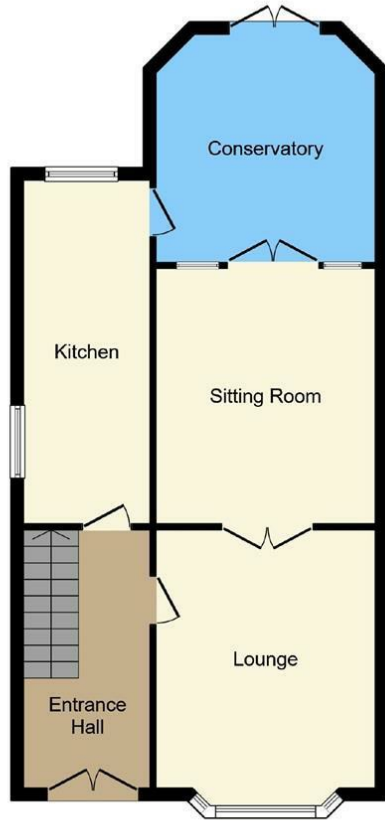
## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

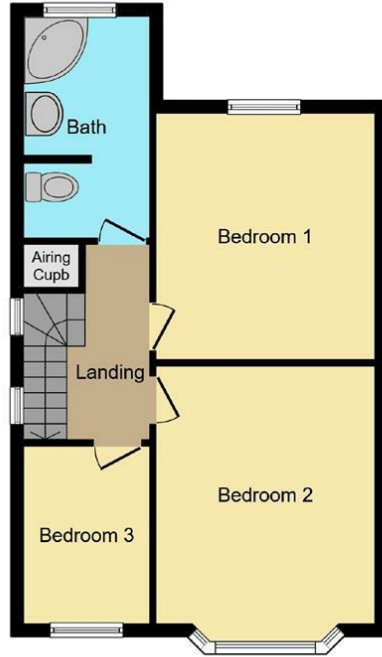
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# Floor Plan



**Ground Floor**

Floor area 67.0 sq. m. (721 sq. ft.) approx



**First Floor**

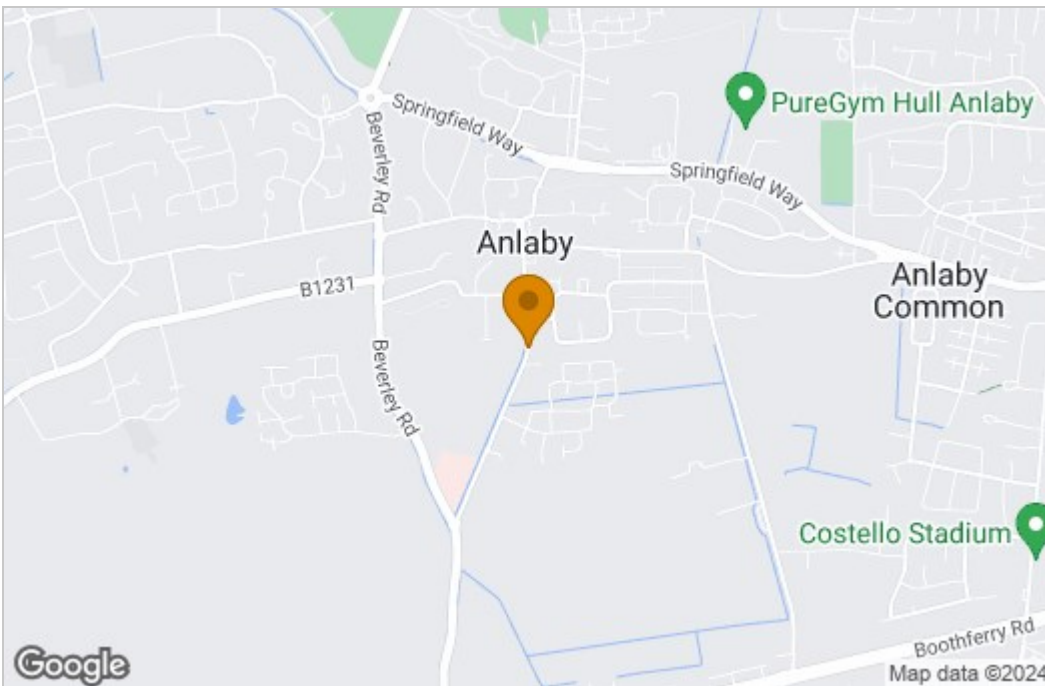
Floor area 52.0 sq. m. (560 sq. ft.) approx

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

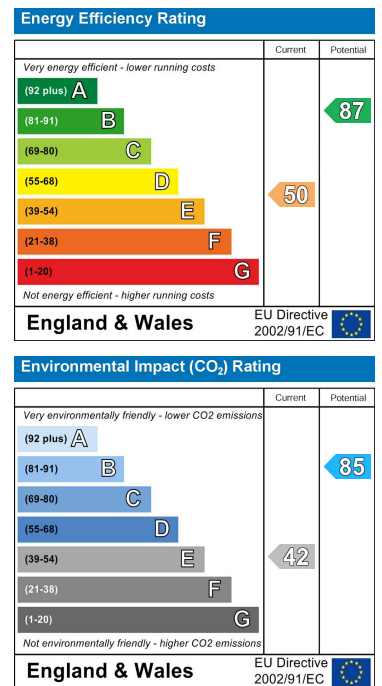
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# Area Map



# Energy Efficiency Graph



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