

Whitakers

Estate Agents



5 Grange Crescent, Anlaby, HU10 7AU

£225,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well presented two-bedroom semi-detached bungalow to the market, which is conveniently placed in the heart of the Anlaby village to enjoy close proximity to local amenities / leisure facilities including shops, playing fields and highly accessible transport links,

Briefly comprising porch, entrance hall, spacious lounge, two good bedrooms, fitted kitchen and a bathroom suite furnished with a three-piece suite.

Externally there is a low maintenance garden to the front with a shared drive leading to the garage. A wooden gate opens to the enclosed rear garden which is mainly laid to lawn with a patio seating area and access to a storage shed.

Taken together, the accommodation on offer is ideal for anyone wishing to make the transition from a multi-storey property to a home primarily on the ground level without compromising on living space available.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Porch

Upvc double glazed door and wooden door opening to:

Hall

Central heating radiator and leading to:

Lounge 14'2" x 11'5" (4.33m x 3.49m)



Upvc double glazed bay window to the front elevation, central heating radiator and gas fire with marbled inset and hearth.

Bedroom One 11'10" x 9'10" (3.62m x 3.02m)



Upvc double glazed window to the front elevation and central heating radiator.

Bedroom Two 12'7" x 9'10" (3.86m x 3.00m)



Two Upvc double glazed windows and central heating radiator,

Kitchen 12'6" x 9'7" (3.83m x 2.93m)



Upvc double glazed door leading to rear external with side window, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, provision for a gas cooker and plumbed for an automatic washing machine.

Shower Room 7'8" x 5'4" (2.34m x 1.64m)



Upvc double glazed window to the side elevation, central heating radiator, half tiled walls and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

External



Externally there is a low maintenance garden to the front with a shared drive leading to the garage. A wooden gate opens to the enclosed rear garden which is mainly laid to lawn with a patio seating area and access to a storage shed.

Probate

Please be aware the sale of this property is subject to receipt of probate.

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 TBC.

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

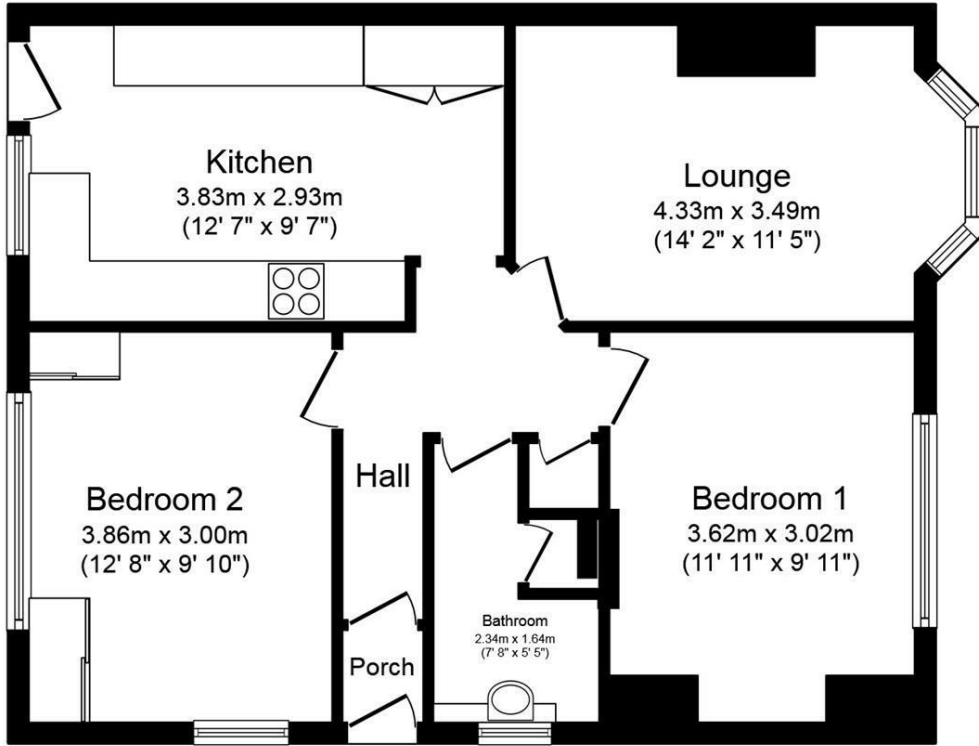
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are

produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



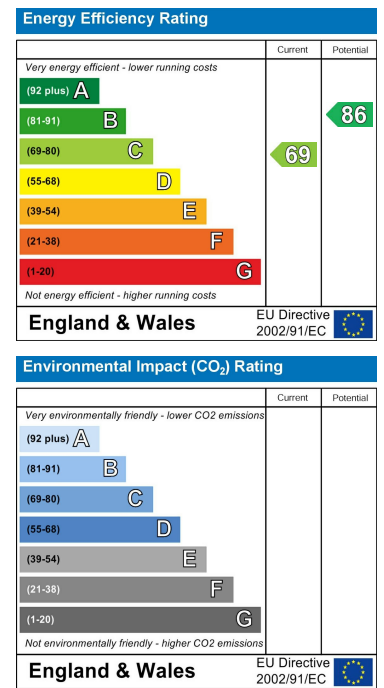
Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.