

Whitakers

Estate Agents



2 Vickerman Close, Anlaby, HU10 7FS

£399,950

This immaculately presented four bedroom detached house is an exemplary showcase of the Acacia build featuring an abundance of upgrades commissioned by the current owner and built by the reputable builder messers Bellway Homes in 2022 meaning there is much of the NHBC warranty remaining.

The plot is established on the Tranby Park development in the Anlaby village which is renowned for its close proximity to local amenities / leisure facilities including convenience shops, shopping parks, restaurants / eating facilities, bars and the Haltemprice leisure centre with accompanying playing fields – all of which are connected by a number of highly accessible transport links that provide routes to the Hull City centre and surrounding villages.

The main features include entrance hall with larger than average cloakroom, spacious lounge, and fitted kitchen with a host of integrated appliances and utility room to the ground floor. A fixed staircase leads to the first floor which boasts a master bedroom fitted with an en-suite shower room, second bedroom also fitted with an en-suite shower room, two further double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front there is a partly lawned garden and paved driveway which accommodates off-street parking and leads to the integral garage accessed via an up and over door. A side gate opens to the enclosed rear garden: laid to lawn with a patio seating area and overlooking scenic views of the fields and nature trail behind.

The Accommodation Comprises

Ground Floor

Entrance Hall



Composite door with side window, central heating radiator, under stairs storage cupboard and tiled flooring. Leading to:

Lounge 15'1" x 11'4" (4.60m x 3.46m)



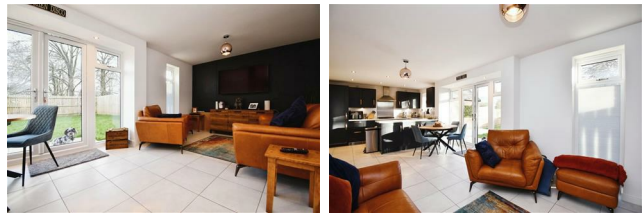
UPVC double glazed window, central heating radiator and carpeted flooring.

W.C.



Central heating radiator, upgraded partly tiled walls with mirrored wall / upgraded tiled flooring and fitted with a two piece suite comprising wash basin with mixer tap and low flush W.C.

Kitchen 10'7" x 27'2" (3.24m x 8.30m)



UPVC double glazed French doors leading to the rear external, two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback laminate above, sink with mixer tap and fitted with a host of integrated appliances including oven with hob and hood above, dishwasher and fridge-freezer.

Utility Room

Central heating radiator, tiled flooring and plumbed for an automatic washing machine and dryer.

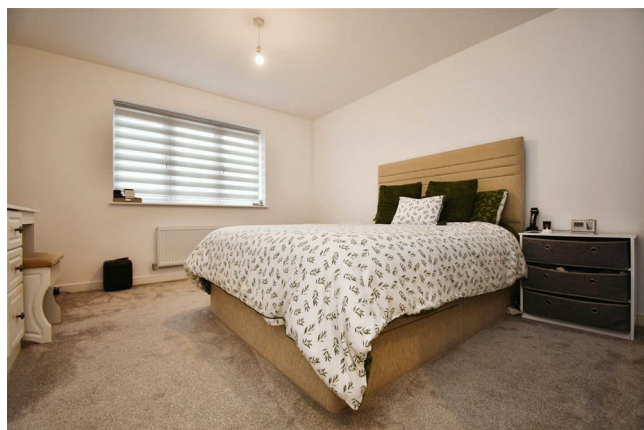
First Floor

Landing



With access to the loft hatch, airing cupboard and carpeted flooring.

Bedroom One 17'2" x 14'9" (5.24m x 4.50m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom One En-Suite Shower Room



UPVC double glazed window, central heating radiator, upgraded partly tiled walls to splashback areas with full mirror wall / tiled flooring and fitted with a three piece suite comprising walk in enclosure with upgraded mixer shower with rainfall shower head, wash basin with mixer tap and low flush W.C.

Bedroom Two 10'5" x 12'8" (3.19m x 3.87m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Two En-Suite Shower Room



Central heating radiator, upgraded partly tiled walls to splashback areas / tiled flooring and fitted with a three piece suite comprising walk in

enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

Bedroom Three 15'3" x 8'10" (4.67m x 2.70m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Four 13'1" x 7'7" (3.99m x 2.33m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, upgraded and partly tiled walls to splashback areas / upgraded tiled flooring and fitted with a three piece suite comprising panelled bath with mixer tap / upgraded shower, wash basin with mixer tap and low flush W.C.

External



Externally to the front there is a partly lawned garden and paved driveway which accommodates off-street parking and leads to the integral garage accessed via an up and over door. A side gate opens to the enclosed rear garden: laid to lawn with a patio seating area and overlooking scenic views of the fields and nature trail behind. The property benefits from also being illuminated to both elevations by upgraded show lights having four to the front and four to the rear and having an external tap to the rear.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - E

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

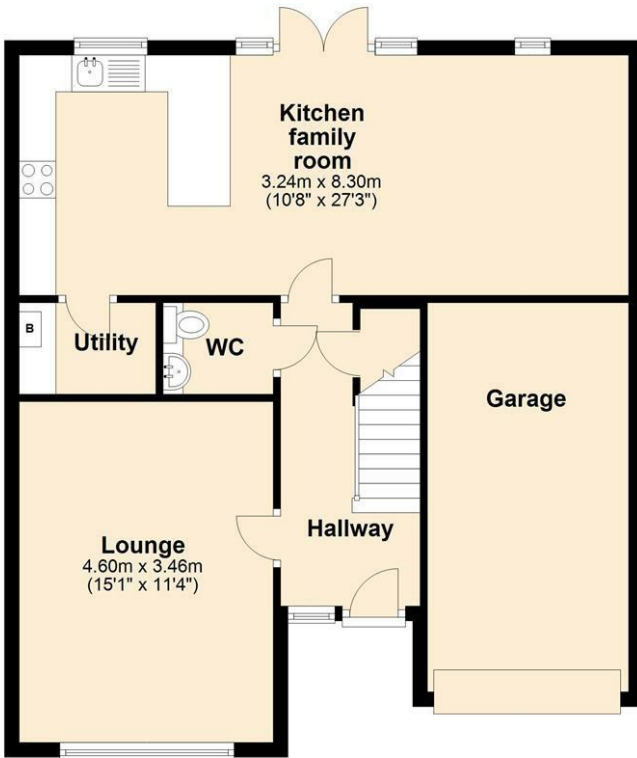
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

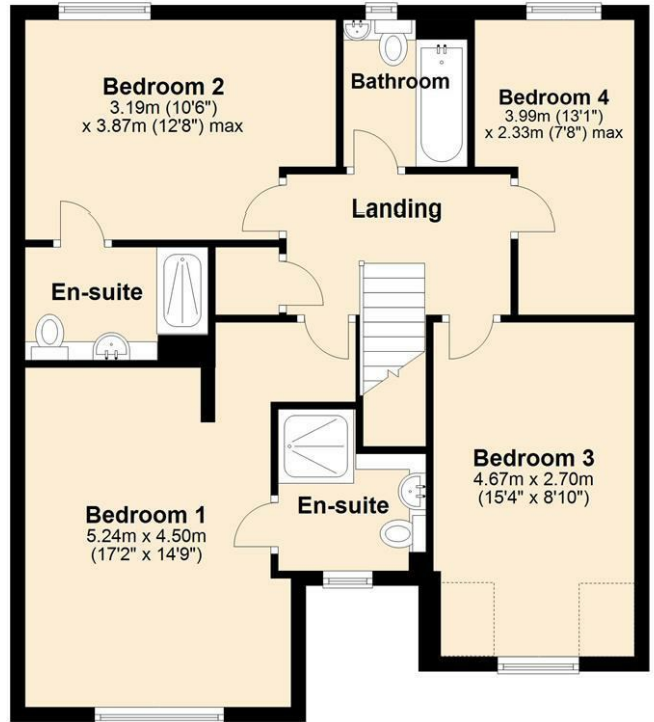
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Ground Floor

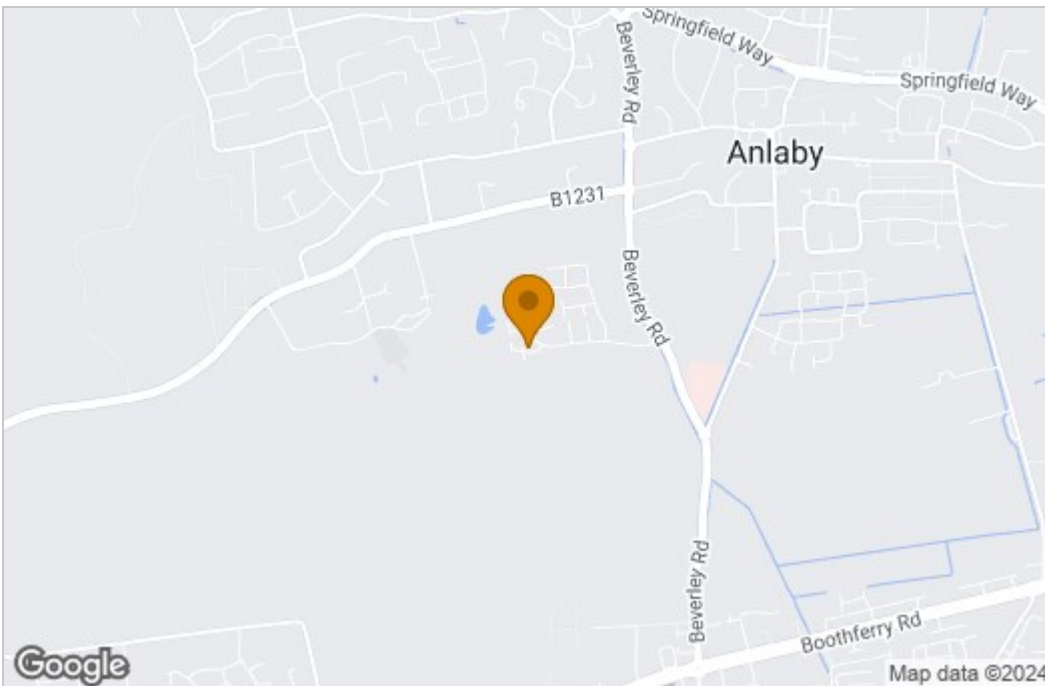


First Floor

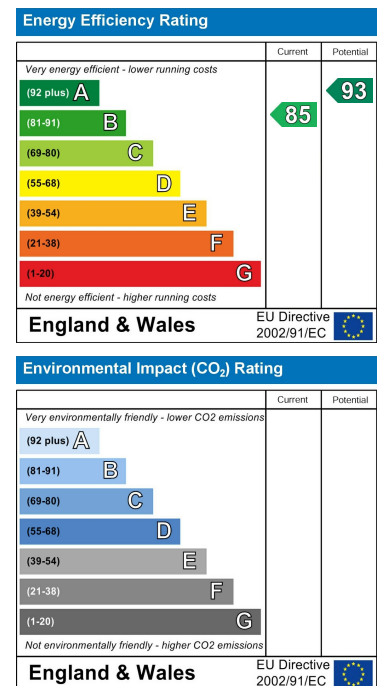


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.