

# Whitakers

Estate Agents



## 46 Woodland Drive, Hull, HU10 7HX

**£285,000**

Beautifully presented semi-detached true bungalow situated within the sought after Village of Anlaby.

The accommodation briefly comprises: side entrance porch, entrance hall, bay windowed lounge, fitted dining kitchen with a host of integrated appliances, open plan rear lobby area, two double size bedrooms - one having fitted furniture and the other an adjoining W.C., together with a well appointed bathroom fitted with a four piece suite.

There is ample parking provision to the front of the property, a side driveway leading to a detached garage and an enclosed mature garden to the rear.

The property benefits from having Upvc double glazing, gas fired central heating, a home security alarm system and is being offered to the market for sale with no onward chain and vacant possession.

An internal viewing is most highly recommended.

## The Accommodation Comprises

### Front External



### Side Entrance Porch 3'3" x 3'2" (1.01m x 0.98m)

An external Upvc entrance door with an obscured and decoratively leaded double glazed panel insert leads into the side entrance porch. Having a parquet wood effect vinyl finish to the floor. A further wooden and glazed inner entrance door leads into the entrance hall.

### Entrance Hall 10'8" (to 5'11") x 3'11" (to 8'6") (3.26m (to 1.82m) x 1.21m (to 2.60m))



Having a wood effect laminate finish to the floor and a loft hatch access to the ceiling with fitted drop down aluminum ladders. A built-in storage cupboard houses the gas and electric meters and consumer unit.

### Lounge 16'0" (into bay window to 13'10") x 13'11" (4.90m (into bay window to 4.24m) x 4.25m)



Double wooden and glazed doors with an arched glazed toplight lead from the entrance hall into the lounge. The focal point of the room being the feature fireplace with a wooden surround and mantle piece with inset cast iron grate housing a coal effect 'living flame' gas fire situated on a marble effect hearth with fender. There are two central heating radiators, Upvc double glazed windows to both side elevations and a Upvc double glazed bay window to the front elevation. There is a wood effect laminate finish to the floor and coving to the ceiling.

### Dining Kitchen 20'6" x 9'5" (6.27m x 2.89m)



Being fitted with a range of units in white with brushed steel effect fittings comprising: wall mounted eye-level units, frosted glazed fronted display cabinets, drawers and base units with a complementary fitted marble effect worksurface over which incorporates a ceramic one and a half bowl sink and drainer unit with a stainless steel mixer tap over. There is an integrated 'Hotpoint' electric oven, a 'Belling' microwave, a four ring induction hob with a stainless steel and glazed feature extractor canopy hood above, an integrated larder style fridge freezer, an integrated automatic washing machine and an integrated 'Lamona' dishwasher. There are two central heating radiators, coving and recessed spotlighting to the ceiling, a tile effect laminate finish to the floor, a tiled splashback finish to the walls, a Upvc double glazed window to the rear elevation and two Upvc double glazed windows to the side elevation.

### Rear Lobby Area 4'1" x 2'8" (1.25m x 0.83m)



The rear lobby area is open plan into the dining kitchen and has a tile effect laminate finish to the floor, a partially tiled finish to the walls and a Upvc entrance door with a double glazed panel insert to the side elevation leading onto the rear garden.

### Bedroom One 17'10" (to 14'10") x 9'6" (to 3'3") (5.46m (to 4.54m) x 2.91m (to 1.01m))



Having a central heating radiator, coving to the



ceiling and a upvc double glazed window to the rear elevation.

W.C. 6'2" x 2'9" (1.89m x 0.84m)



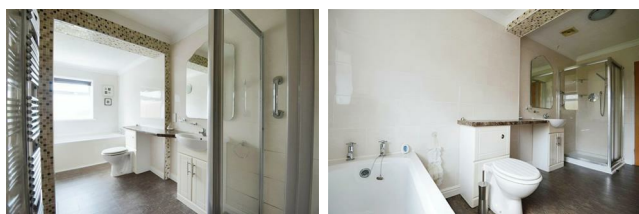
Being fitted with a two piece suite in white comprising: low level W.C. suite with button push flush and 'SaniSolution' system and a pedestal wash hand basin. There is coving to the ceiling, a partially tiled finish to the walls and a tile effect laminate finish to the floor.

Bedroom Two 12'2" x 9'9" (to wardrobes extending to 11'10") (3.71m x 2.99m (to wardrobes extending to 3.62m))



Having a full bank range of fitted furniture comprising: wardrobes and a central cupboard with drawers beneath. There is a central heating radiator, coving to the ceiling and a Upvc double glazed window to the front elevation.

Bathroom 14'3" x 5'9" (to 5'5") (4.36m x 1.77m (to 1.66m))



Being fitted with a four piece suite in white comprising: panelled bath, a low level W.C. suite with a concealed cistern and button push flush, a vanity wash basin with mixer tap and a fitted cabinet beneath and a separate corner shower cubicle with mains shower. There is a fitted marble effect vanity top, a chrome effect vertical ladder style radiator, an obscured and

decoratively leaded double glazed Upvc window to the rear elevation, an extractor fan unit and coving to the ceiling, a tile effect laminate finish to the floor and a fully tiled finish to the walls.

#### External



The front garden is paved providing off street parking provision for several vehicles. Wrought iron double gates to the side of the property lead to paved side driveway. A further set of wrought iron double gates lead to the garage and rear garden beyond.

To the rear of the property there is a mature enclosed garden with areas laid to paving stones, lawn and decorative aggregates with shrubbery borders. There is a greenhouse, a cold water butt, an outside cold water tap and lighting. The garden is bounded by timber fencing.

#### Garaging



Detached garage with an up-and-over access door, a side personnel door and having both power and lighting.

#### Tenure

The Tenure of this property is Freehold.

#### Council Tax Band

Local Authority - East Riding of Yorkshire.  
Council Tax Band 'D'.

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

#### 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.

#### 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.

#### Additional Services

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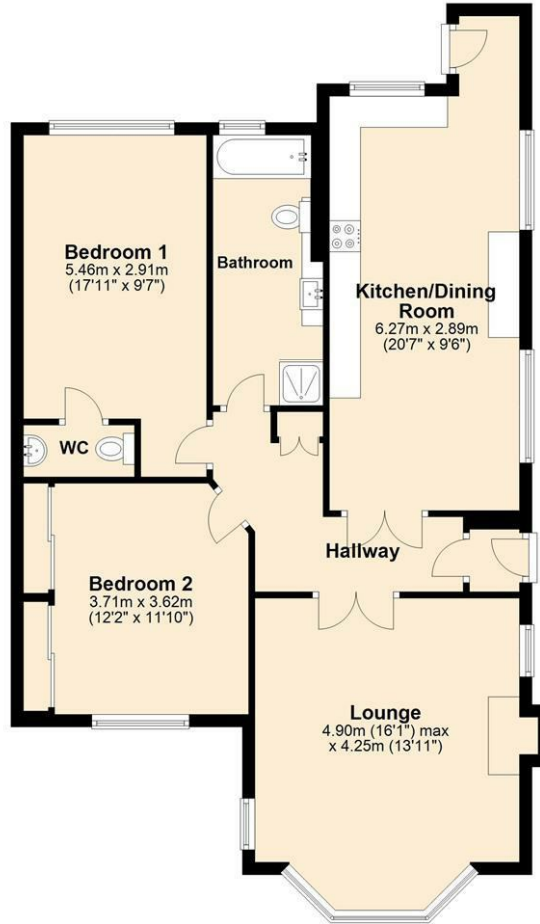
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Whitakers Estate Agent Declaration

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# Floor Plan

## Ground Floor

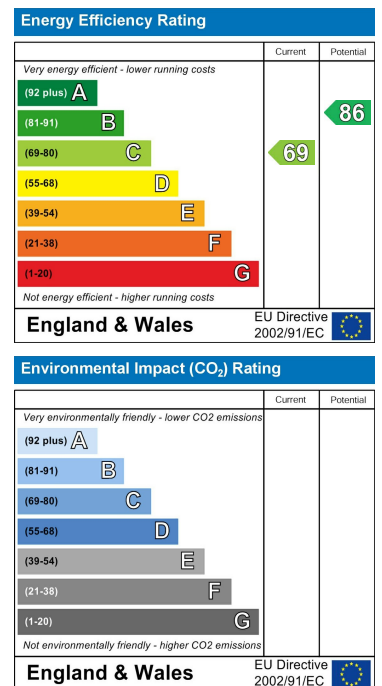


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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