

# Whitakers

Estate Agents



## 17 Forty Steps, Anlaby, HU10 6TW

**£165,000**

\*\* NO ONWARD CHAIN \*\*

This two bedroom end terrace house vaunts a contemporary feel throughout, and is established on a popular residential location within the Anlaby village which boasts close proximity to a abundance of local amenities / leisure facilities including local shops and shopping parks, eating and drinking establishments and the Haltemprice Leisure Centre with accompanying playing fields.

Briefly comprising entrance hall with under stairs storage cupboard, spacious lounge and fitted kitchen with a host of integrated appliances to the ground floor, the first floor boasts two double bedrooms and a bathroom suite furnished with a three piece suite.

Externally to the front there is a gravelled garden which, although the curb is not dropped, can accommodate off-street parking. Side access leads to a gate in the wooden fencing which secures the rear garden and opens to a generously sized area that is mainly laid to lawn with patio seating areas and wooden decking section. The residence also enjoys a feature water fountain and access to an outside tap.

Taken together, the accommodation on offer suits the requirements for the first time buyer seeking to make their initial step onto the property ladder, or the investor seeking to increase their portfolio with a property they can introduce to the lettings market with immediate effect upon completion

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



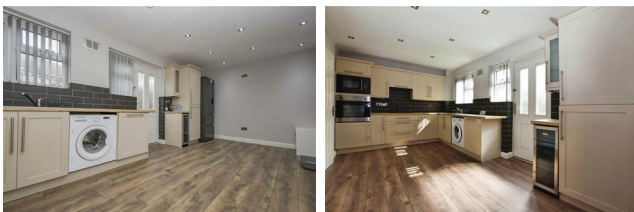
UPVC double glazed door, UPVC double glazed window, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to:

#### Lounge



UPVC double glazed window, central heating radiator, fitted storage cupboard and laminate flooring,

#### Dining Kitchen



Upvc double glazed door, two UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, and fitted with a host of integrated appliances including oven with microwave above, induction hob with extractor hood above and automatic washing machine.

### First Floor

#### Landing

With access to the loft hatch, UPVC double glazed window, built in storage cupboard and carpeted flooring. Leading to:

#### Bedroom One



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

#### Bedroom Two



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

#### Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising corner bath with mixer tap / shower, pedestal sink with mixer tap and low flush W.C.

## External



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## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / 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

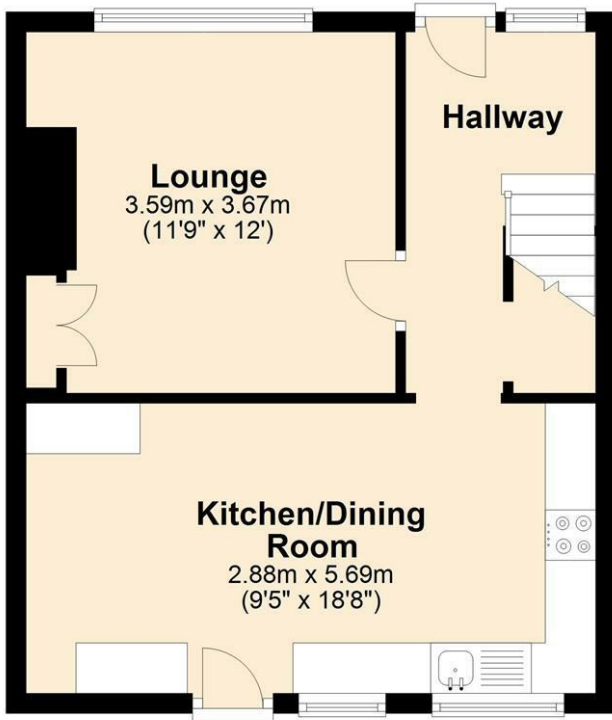
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

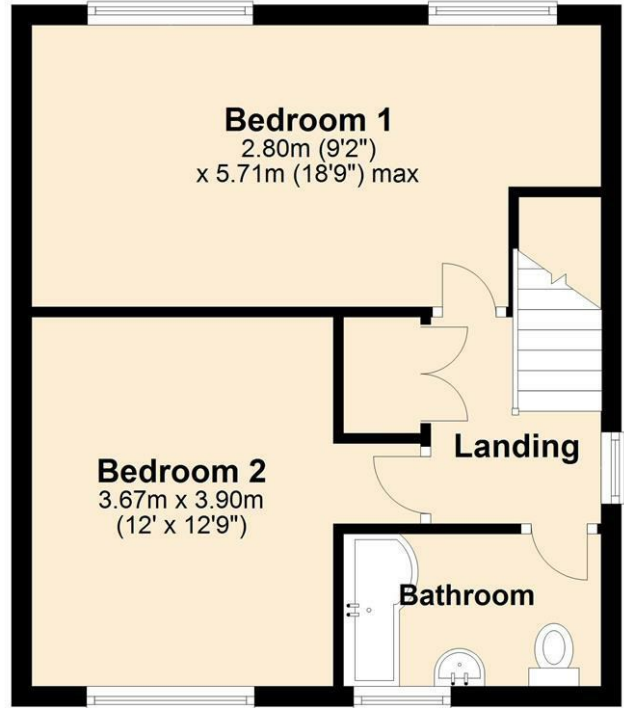
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# Floor Plan

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.