

# Whitakers

Estate Agents



## 68 Legard Drive, Anlaby, HU10 6UH

**Offers Over £250,000**

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

Whitakers Estate Agents are pleased to introduce this truly unique four-bedroom semi-detached house which has been much extended and enhanced from its original design to offer ample and contemporary living space across both of its floors.

Briefly comprising entrance hall, dining room / family room, lounge and fitted kitchen to the ground floor, the first floor sports a landing space leading to the master bedroom with fitted wardrobes, three further good bedrooms and a bathroom suite furnished with a four-piece suite.

Externally the residence occupies a larger than average plot compared to other properties in the area having a large and enclosed lawned garden to the front with wooden decking seating area and side drive to accommodate off-street parking. A side gate opens to the rear garden which is partly laid to lawn with patio seating areas and enclosed by boundary fencing.

Taken together, the property is ideal for the growing family seeking to reside within the catchment of well-regarded provincial schools and take advantage of the abundance of amenities and leisure facilities the Anlaby village has to offer.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

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

#### Day Room



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

#### Lounge



UPVC double glazed bay window, UPVC double glazed window, two central heating radiators and laminate flooring.

### Kitchen



UPVC double glazed door, two UPVC double glazed windows, two central heating radiators, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

### W.C.

UPVC double glaze window, partly tiled and fitted with a low flush W.C.

### First Floor

#### Landing

Two UPVC double glazed windows, central heating radiator, overs stairs storage cupboard, access to the loft hatch and carpeted flooring. Leading to:

#### Master Bedroom



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



### Bedroom Two



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

### Bedroom Three



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

### Bedroom Four



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled walls with tiled flooring and fitted with a four piece suite comprising walk in enclosure with mixer shower, panelled bath with mixer tap, vanity sink with mixer tap and low flush W.C.

### External



Externally the property occupies a larger than average plot compared to other properties in the area having a large and enclosed lawned garden to the front with wooden decking seating area and side drive to accommodate off-street parking. A side gate opens to the rear garden which is partly laid to lawn with patio seating areas and enclosed by boundary fencing.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 1 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.

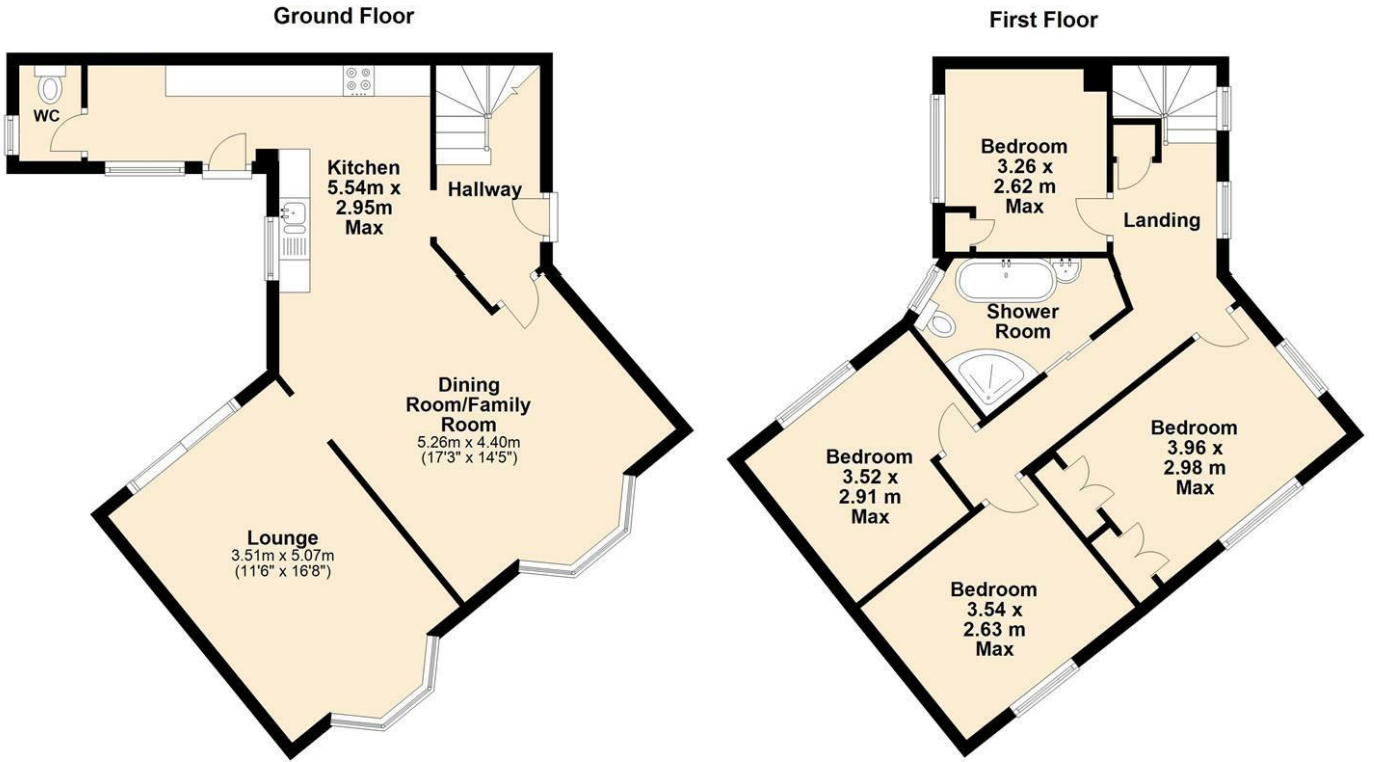
#### Free Market Appraisals / Valuations

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

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

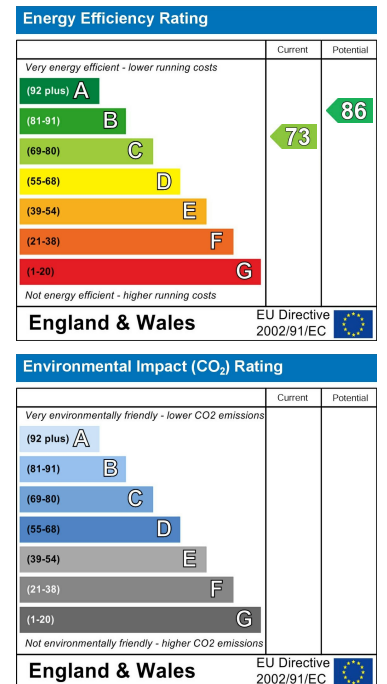


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.