

# Whitakers

Estate Agents



## 34 Woodland Drive, Anlaby, HU10 7HX

**£305,000**

\*\* NO ONWARD CHAIN \*\*

This deceptively spacious true bungalow is established within the Anlaby village - taking full advantage of the abundance of local amenities and leisure facilities close at hand - and is ideal for those seeking to make the transition to a multi storey property to a home which is lived on the ground level without heavily compromising on living space available.

Entering the property, the porch opens to the spacious entrance hall with ample storage and leads to the fitted second bedroom, shower room and master bedroom with dressing room and en-suite bathroom. There is also a spacious through lounge / dining room, fitted kitchen with utility area with a door allowing access to the integral garage and cloakroom.

Externally there is a mainly lawned garden to the front with well stocked borders, boundary hedging and side drive which accommodates off-street parking. Gated side access either side of the property open to the generously sized and enclosed rear garden: mainly laid to lawn with patio seating area. The residence also benefits from having a wooden storage shed and greenhouse.

The property would benefit from some modernisation and TLC, however is priced to reflect the work needed and saves paying a premium for someone else's work and tastes. As such, viewing at the earliest convenience is recommended to truly appreciate the potential on offer.



## The Accommodation Comprises

### Porch

UPVC double glazed French doors and tiled flooring. Opening to:

### Entrance Hall

Wooden single glazed door with side windows, two central heating radiators, access to the loft hatch, two built in storage cupboards and carpeted flooring. Leading to:

Bedroom One 11'11" x 11'10" (3.65 x 3.63 )



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

### Bedroom One Dressing Room

Fitted shelves and carpeted flooring.

### Bedroom One En-Suite



UPVC double glazed window, central heating radiator, fully tiled and fitted with a four-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps, bidet with mixer tap and low flush W.C.

Bedroom Two 11'11" x 11'10" (3.64 x 3.63 )



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards and carpeted flooring.

## Shower Room



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with dual taps and low flush W.C.

Lounge 19'10" x 15'11" (6.06 x 4.86 )



UPVC double glazed bay window, two central heating radiators, electric fire with marbled inset / hearth and decorative wooden surround and carpeted flooring.

Dining Room 11'9" x 11'8" (3.60 x 3.57 )



UPVC double glazed patio doors, wooden single glazed windows, central heating radiator and carpeted flooring.

### Kitchen 10'0" x 15'0" (3.07 x 4.58 )



UPVC double glazed door, UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven, hob with hood above and plumbed for an automatic dish-washer.

### Utility Area

UPVC double glazed window, central heating radiator, tiled flooring, fitted with a wash basin with mixer tap and plumbed for an automatic washing-machine.

### W.C.

UPVC double glazed window, central heating radiator, tiled flooring and fitted with a low flush W.C.

### Integral Garage

Up-and-over door, UPVC double glazed window, central heating radiator and connection to lighting and power.

### External



Externally there is a mainly lawned garden to the front with well stocked borders, boundary hedging and side drive which accommodates off-street parking. Gated side access either side of the property open to the generously sized and enclosed rear garden: mainly laid to lawn with patio seating area. The residence also benefits from having a wooden storage shed and greenhouse.

### Tenure

The property is Freehold - a lease is in the process of being surrendered and an amended title will be available prior to completion of a sale.

### Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

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.

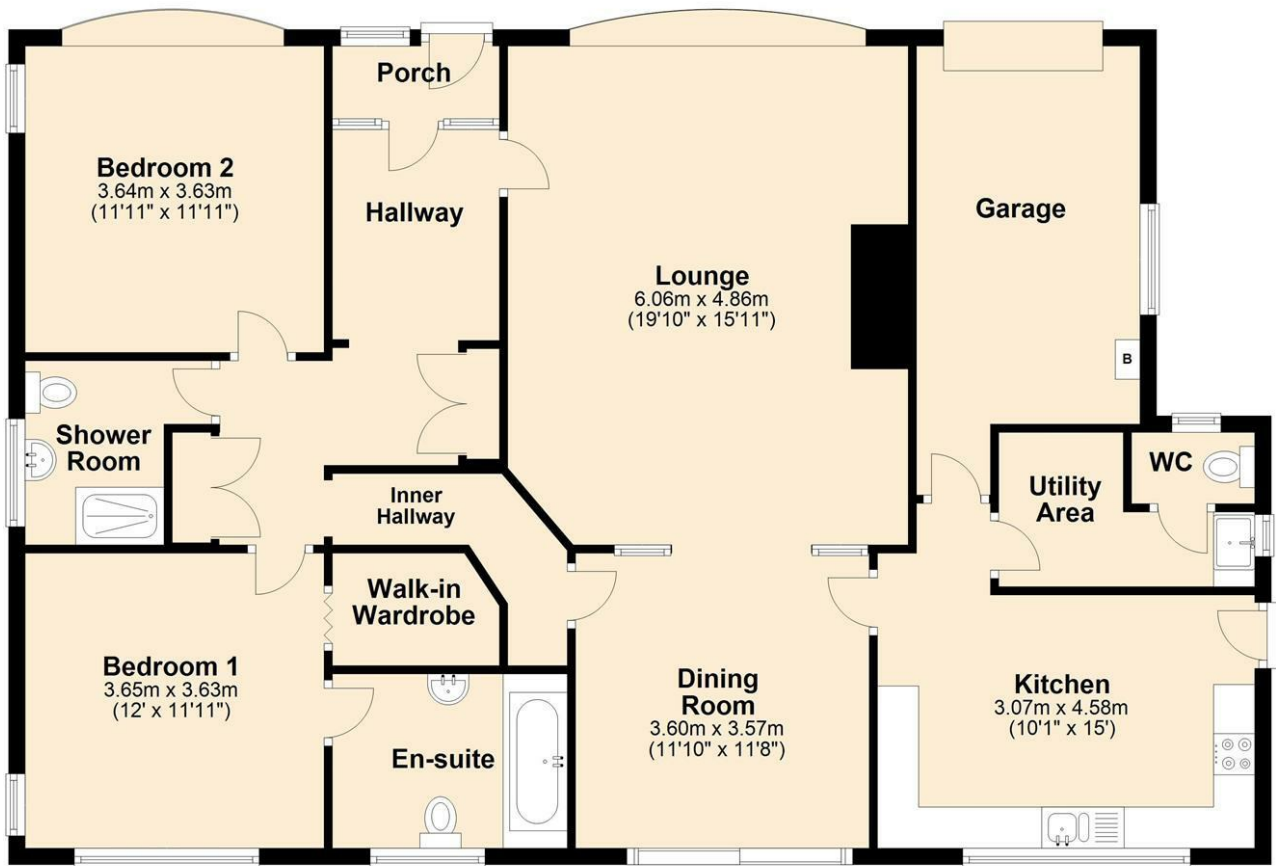
### Whitakers Estate Agent Declaration

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# Floor Plan

## Ground Floor

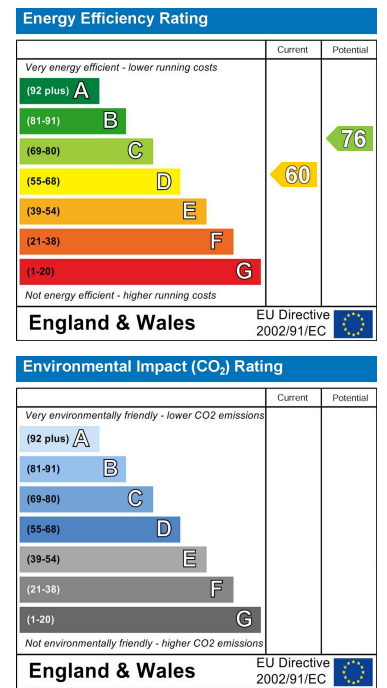


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.