

Whitakers

Estate Agents



8 Train Garth, Anlaby, HU10 7FU

£399,950

Whitakers Estate Agents are pleased to introduce this immaculate four bedroom detached family home which is exemplary showcase of the 'Hambleton' build constructed by reputable builders Messers Bellway Homes.

The accommodation is nestled at the head of a private cul-de-sac on the modern and sought after Tranby Park development within Anlaby and takes full advantage of the local amenities and leisure facilities the well connected village is renowned for.

Entering the property, there is a large entrance hall with cloakroom that leads to the spacious lounge, study and fitted kitchen / diner with utility area on the ground level. Ascending to the first floor, there is a landing space with access to the loft hatch and a master bedroom with en-suite, two double bedrooms and a good fourth bedroom.

Externally there is a low maintenance garden to the front with a lawned section and side drive to accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed rear garden which is mainly laid to lawn with a patio seating area. The residence also benefits from having a detached brick-built garage with connection to power and accessed via an up-and-over door / personal door, electric charging point for vehicles and an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer

The Accommodation Comprises

Ground Floor

Entrance Hall



UPVC double glazed door, central heating radiator and laminate flooring. Leading to:

Cloakroom

Central heating radiator, partly tiled with tile effect vinyl flooring and fitted with a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

Lounge 17'3" x 11'3" (5.26 x 3.45)



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

Study 9'3" x 7'0" (2.84 x 2.14)



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

Kitchen / Diner 25'10" x 11'0" (7.89 x 3.37)



UPVC double glazed French doors with side windows, UPVC double glazed window, central heating radiator, LVT flooring and fitted with a range of floor and eye level units, contemporary worktops with upstand laminate, sink with mixer tap and fitted with a range of integrated appliances including automatic dish-washer, fridge-freezer, double oven and hob with extractor hood above.

Utility Area 7'0" x 5'2" (2.14 x 1.60)

UPVC double glazed door, central heating radiator, LVT flooring and fitted with floor and eye level units, a contemporary worktop with upstand laminate above sink with mixer tap and plumbed for an automatic washing-machine.

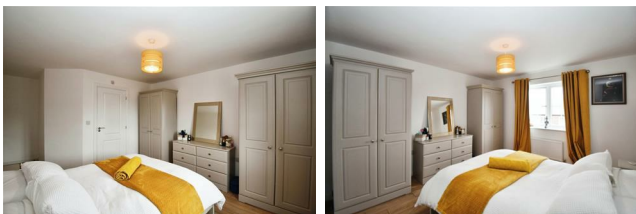
First Floor

Landing



With access to the loft hatch, built in storage cupboard, central heating radiator and carpeted flooring. Leading to:

Master Bedroom 12'4" x 11'3" (3.77 x 3.45)



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

Master Bedroom En Suite 8'2" x 4'5" (2.50 x 1.37)



Central heating radiator, partly tiled with tile effect vinyl 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 Two 12'5" x 10'2" (3.80 x 3.10)



Two UPVC double glaze windows, central heating radiator, built-in storage cupboard and laminate flooring.

Bedroom Three 11'0" x 9'5" (3.37 x 2.89)



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

Bedroom Four 10'0" x 8'4" (3.06 x 2.55)



UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring.

Bathroom 7'2" x 6'2" (2.19 x 1.90)



UPVC double glazed window, central heating radiator, partly tiled with tile effect vinyl flooring

and fitted with a three-piece suite comprising panelled bath with mixer tap and shower, wash basin with mixer tap and low flush W.C.

External



Externally there is a low maintenance garden to the front with a lawned section and side drive to accommodate off-street parking for multiple cars. A wooden gate opens to the enclosed rear garden which is mainly laid to lawn with a patio seating area. The residence also benefits from having a detached brick-built garage with connection to power and accessed via an up-and-over door / personal door, electric charging point for vehicles and an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL015008000
Council Tax band - E

EPC Rating

EPC rating - B

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - EE / Three / O2 / Vodafone
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.

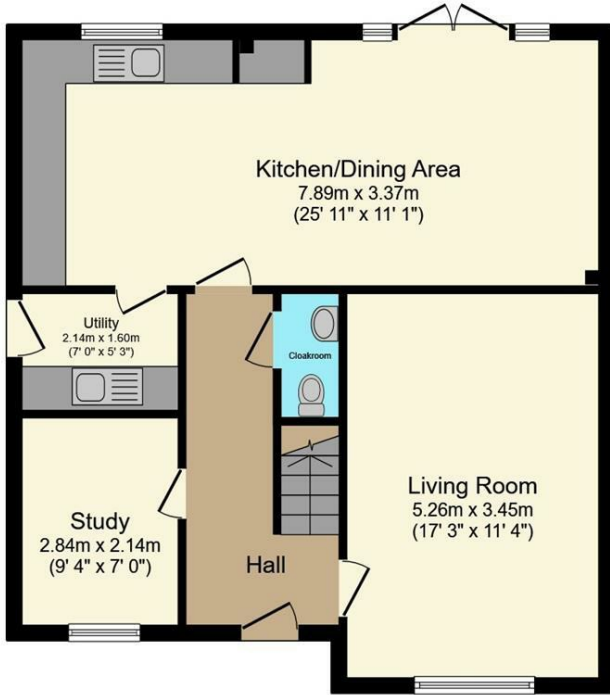
Free Market Appraisals / Valuations

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.

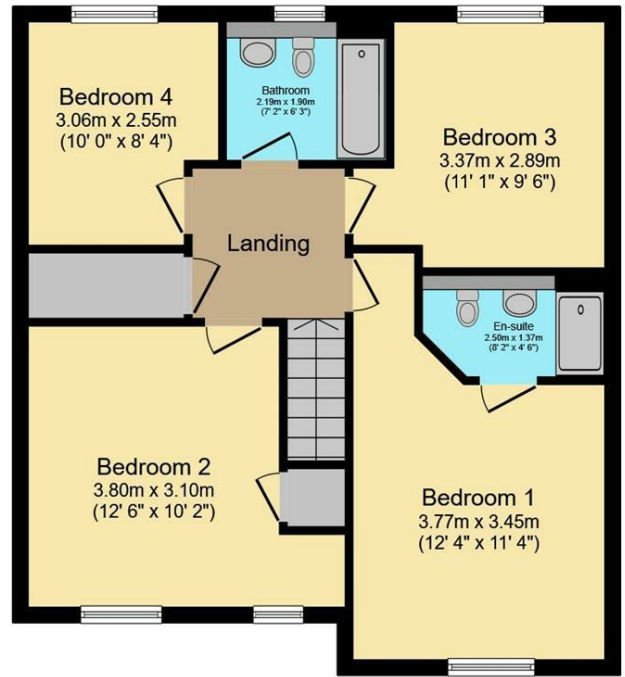
Whitakers Estate Agent Declaration

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
 Floor area 65.7 m² (707 sq.ft.)

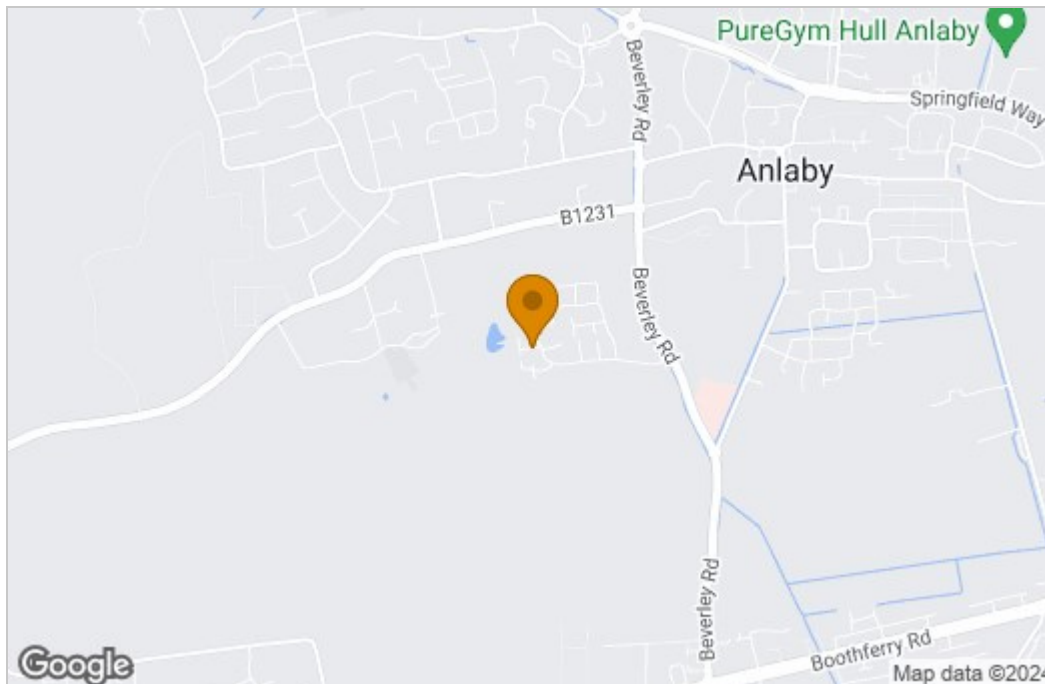


First Floor
 Floor area 65.7 m² (707 sq.ft.)

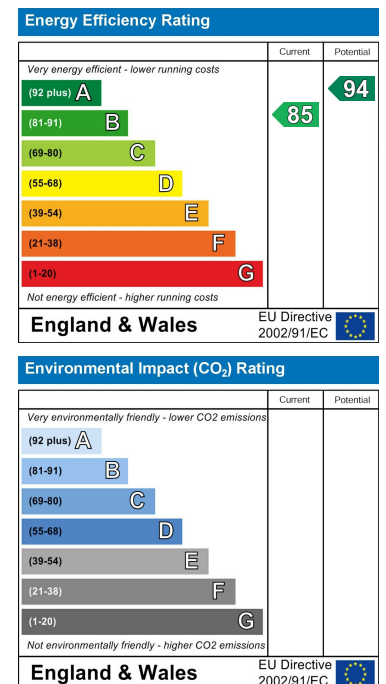
TOTAL: 131.4 m² (1,414 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.