

Whitakers

Estate Agents



22 Hudson Avenue, Anlaby, HU10 7FW

£305,000

Whitakers Estate Agents are pleased to introduce this exemplary showcase of the 'Addingham' style detached family home which benefits from having many upgraded features prior to initial construction by reputable builder Messrs Bellway Homes on their sought-after Tranby Park development in circa 2021.

The residence briefly comprises entrance lobby, living room and fitted kitchen / dining room with utility area and cloakroom off to the ground floor; the first floor incorporates a landing space with access to the loft hatch and built in storage, master bedroom with en-suite shower room, three further good bedrooms and a bathroom furnished with a three-piece suite.

Externally there is a partly lawned garden with a large block paved section to provide off-street parking for multiple cars and leading to the integral garage. A side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area.

Taken together, the property is ideal for the growing family seeking not only to reside within the catchment of provincial schools, but also take advantage of the abundance of bars / restaurants, leisure facilities and highly accessible transport links the Anlaby village is renowned for.

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

The Accommodation Comprises

Ground Floor

Entrance Lobby

Composite entrance door, central heating radiator and carpeted flooring. Leading to:

Living Room 15'8" x 10'5" (4.80 x 3.20)



UPVC double glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen / Dining Room 17'3" x 9'6" (5.28 x 2.90)



UPVC double glazed French doors, UPVC double glazed window, two central heating radiators, laminate flooring and fitted with a range of wall and eye level units, contemporary worktop with upstand laminate, sink with mixer tap and a host of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer and dish-washer.

Utility Area

UPVC double glazed side door, central heating radiator, laminate flooring and fitted with eye level units, contemporary worktop with upstand laminate above and plumbed for an automatic washing machine.

Cloakroom

UPVC double glazed window, central heating

radiator, partly tiled with laminate flooring and fitted with a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

First Floor

Landing

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

Master Bedroom 13'1" x 10'7" (4.01 x 3.25)



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

Master Bedroom En-Suite

UPVC double glazed window, central heating radiator, partly tiled and fitted with a three-piece suite comprising walk-in enclosure, wash basin and low flush W.C.

Bedroom Two 15'3" x 8'3" (4.67 x 2.54)



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

Bedroom Three 12'4" x 8'0" (3.76 x 2.44)



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

Bedroom Four 10'2" x 7'10" (3.10 x 2.39)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with laminate 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 partly lawned garden with a large block paved section to provide off-street parking for multiple cars and leading to the integral garage. A side gate opens to the enclosed rear garden which is laid to lawn with a patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL017022000

Council Tax band - D

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

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.

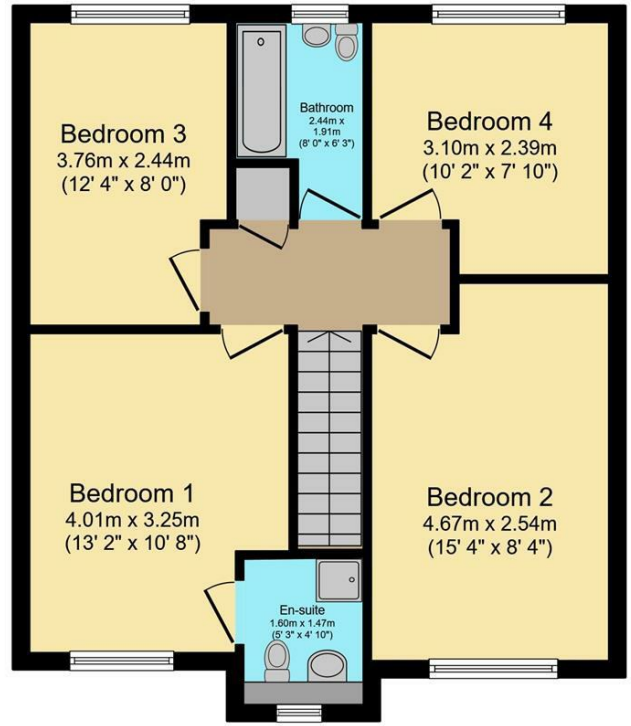
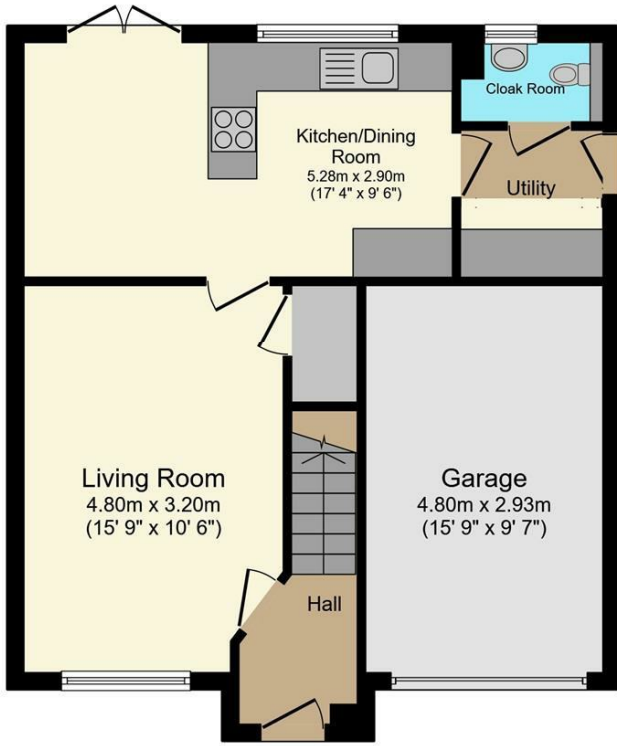
Free Market Appraisals / Valuations

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

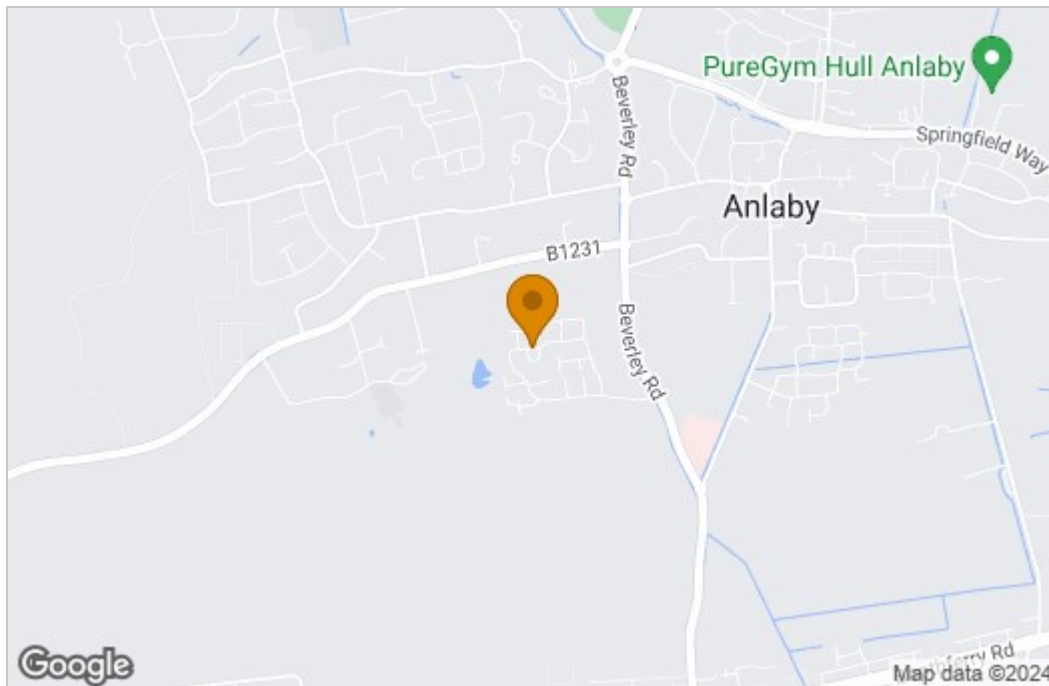


Total floor area 113.5 sq.m. (1,222 sq.ft.) approx

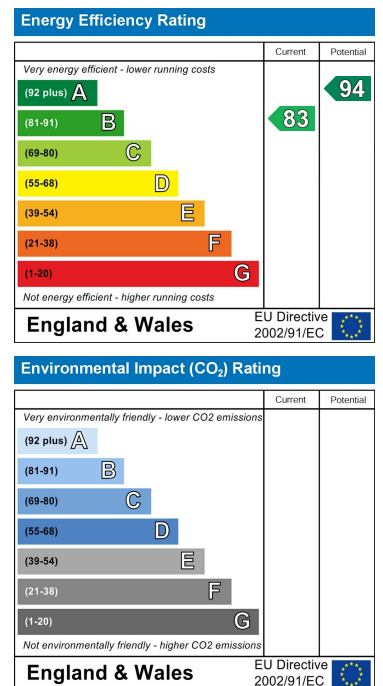
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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