

Whitakers

Estate Agents



20 Dawnay Drive, Hull, HU10 6TD

£165,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well-presented house that benefits from being the end of its terrace, affording it a larger than average plot in comparison to its neighbouring properties.

The property is situated within the heart of the Anlaby village, and takes advantage of the abundance of local amenities and facilities the location is renowned for including local shops, restaurants and the Haltemprice Leisure with accompanying playing fields. Highly accessible transport links also provide trade routes to the Hull City Centre and surrounding villages.

Briefly comprising entrance hall, spacious lounge / dining room and fitted kitchen with rear lobby incorporating a cloakroom and store to the ground floor; the first floor boasts two fitted double bedrooms, a good third bedroom and a shower room furnished with a three-piece suite.

Externally the property occupies a larger than average plot compared to neighbouring properties and enjoys a lawned garden to the front aspect with boundary hedging and side drive to accommodate off-street parking. A secured side passage leads to the side door of the rear lobby and to the generously sized rear garden: mainly laid to lawn with well stocked borders, patio seating area and perimeter fencing. The residence also benefits from having a wooden storage shed.

The Accommodation Comprises

Ground Floor

Entrance Hall



UPVC double glazed door with side windows, central heating radiator, understairs storage and carpeted flooring. Leading to:

Lounge / Dining Room 20'1" x 13'4" maximum (6.14 x 4.07 maximum)



Two UPVC double glazed windows, two central heating radiator, wall mounted electric fire and carpeted flooring.

Kitchen 11'5" x 9'6" maximum (3.48 x 2.92 maximum)



UPVC double glazed rear door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap and fitted with integrated appliances including : double oven and hob with extractor hood above.

Rear Lobby

UPVC double glazed side door, UPVC double glazed patio doors and tiled flooring.

Cloakroom

UPVC double glazed window, central heating radiator, tiled flooring and fitted with a two-piece suite comprising vanity sink and low flush W.C.

First Floor

Landing

With access to the loft hatch and carpeted flooring. Leading to;

Bedroom One 12'0" x 11'3" (3.67 x 3.44)



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

Bedroom Two 8'7" x 14'0" (2.63 x 4.29)



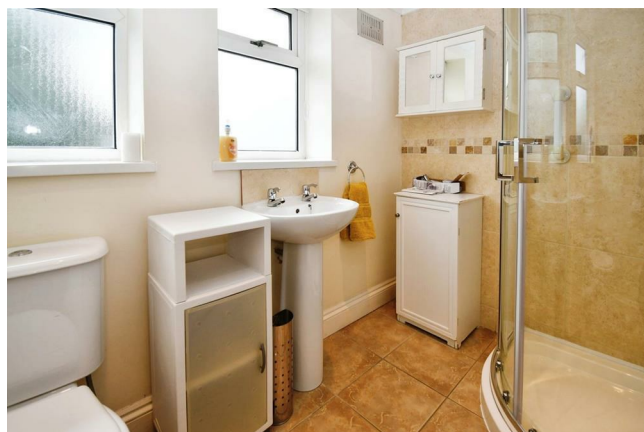
UPVC double glazed window, central heating radiator, built-in wardrobe and carpeted flooring.

Bedroom Three 9'0" x 8'9" maximum (2.75 x 2.67 maximum)



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

Shower Room



Two UPVC double glazed windows, central heating radiator, partly tiled with tiled flooring and fitted with a three-piece suite comprising walk-in

enclosure with electric shower, pedestal sink with dual taps and low flush W.C.

External



Externally the property occupies a larger than average plot compared to neighbouring properties and enjoys a lawned garden to the front aspect with boundary hedging and side drive to accommodate off-street parking. A secured side passage leads to the side door of the rear lobby and to the generously sized rear garden: mainly laid to lawn with well stocked borders, patio seating area and perimeter fencing. The residence also benefits from having a wooden storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL057020000

Council Tax band - A

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 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

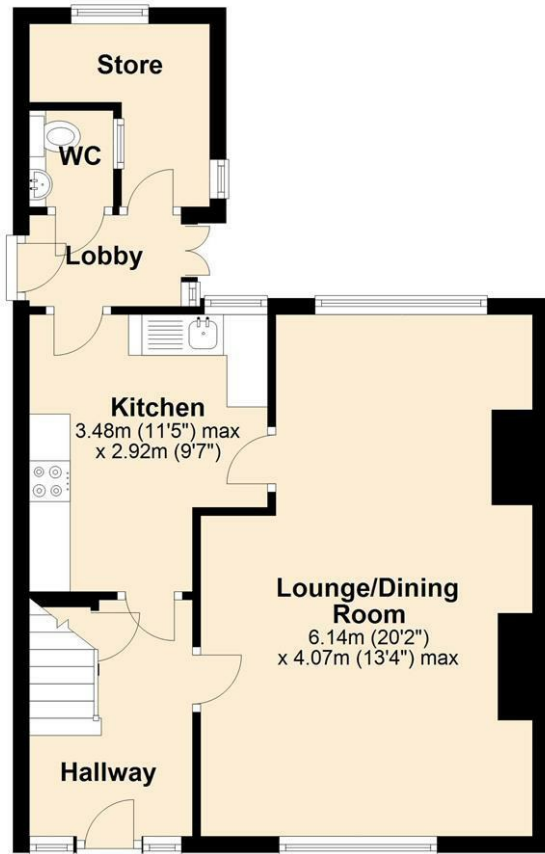
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

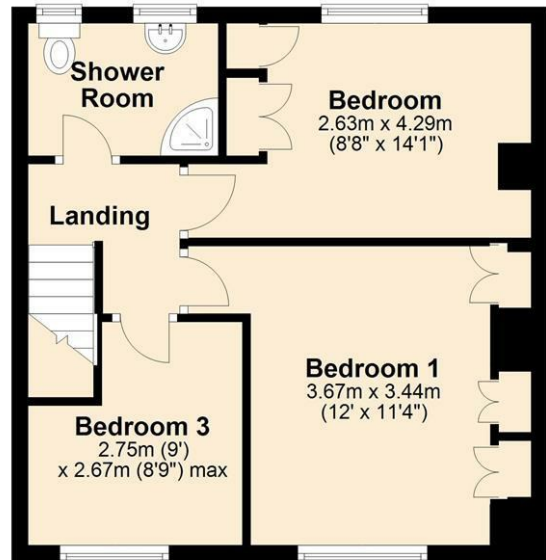
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Floor Plan

Ground Floor

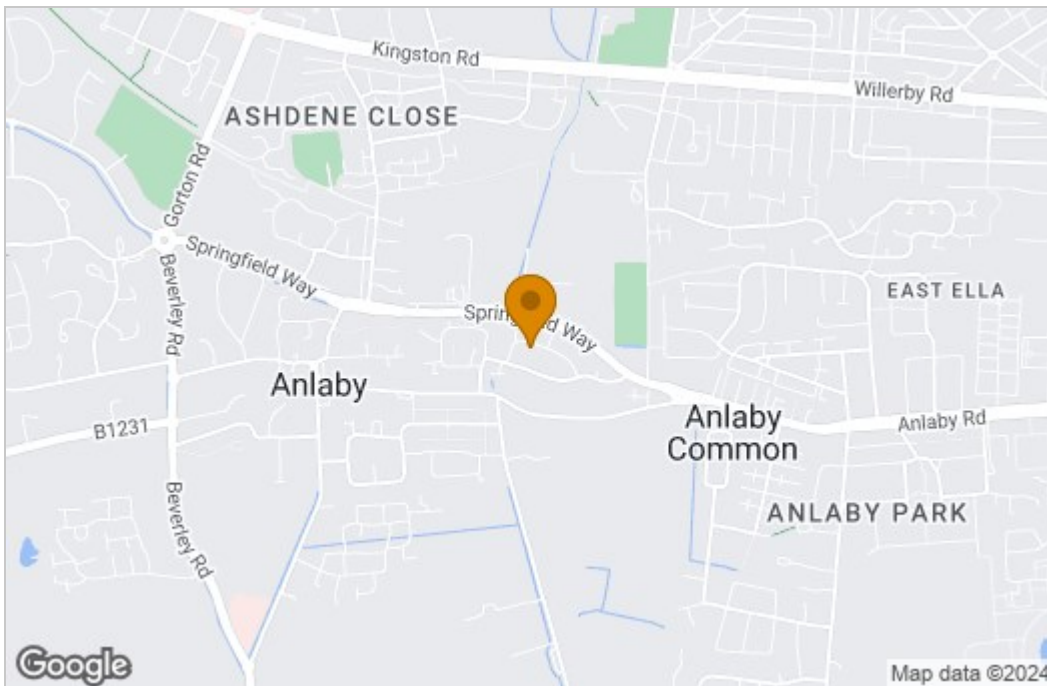


First Floor

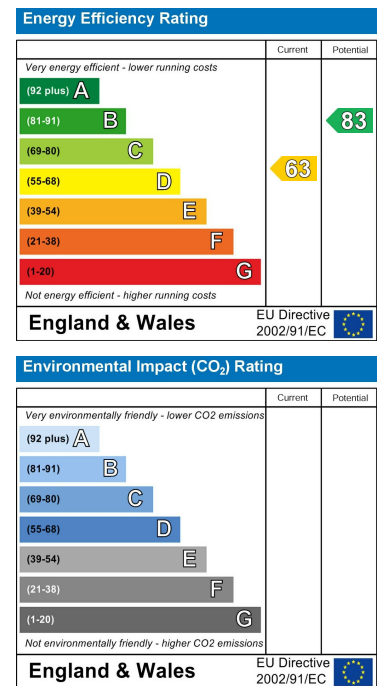


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.