

Whitakers

Estate Agents



32 Grimston Road, Anlaby, HU10 6SU

£145,000

This well-presented semi-detached property is established in a popular residential location within the Anlaby Village and enjoys close proximity to an abundance of local amenities including shops / shopping parks, dining facilities and the Haltemprice Leisure Centre with accompanying playing fields.

Briefly comprising entrance lobby, open plan lounge / dining room and fitted kitchen to the ground level, a fixed staircase ascends to the first floor which boasts two double bedrooms with built-in storage and a shower room furnished with a three-piece suite.

Externally there is a gravelled garden with boundary hedging to the front aspect which accommodates off-street parking. A side access opens to the southerly facing rear garden : mainly laid to lawn with patio seating area and fencing to the surround. The residence also benefits from having a wooden storage shed and brick-built outhouse.

Taken together, the accommodation on offer would make an ideal step onto the property ladder for the first-time buyer, or a young family seeking to reside within the catchment for the Anlaby and Springhead Primary Schools.

Early viewings are recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Lobby

Wooden glazed entrance door, central heating radiator, understairs storage cupboard and carpeted flooring. Leading to:

Lounge / Dining Room 19'5" x 10'11" (5.92 x 3.35)



Two UPVC double glazed windows, two central heating radiators, feature fireplace and carpeted flooring.

Kitchen 12'5" x 8'0" (3.80 x 2.46)



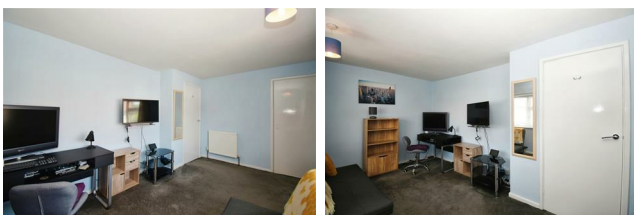
Wooden glazed side door, UPVC double glazed window, central heating radiator, carpeted flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and provision for a gas cooker.

First Floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

Bedroom One 8'10" x 14'1" (2.70 x 4.31)



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

Bedroom Two 10'2" x 10'8" (3.12 x 3.27)



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

Shower Room



UPVC double glazed window, central heating radiator, fully tiled and fitted with a wall mounted electric shower with glass screen, vanity sink with mixer tap and low flush W.C.

External



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Tenure

The property is held under Freehold tenureship

Council Tax Band
Local Authority - East Riding Of Yorkshire
Local authority reference number -
ANL097032000
Council Tax band - A

EPC Rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - EE / Vodafone / Three
/ O2
Broadband - Basic 10 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

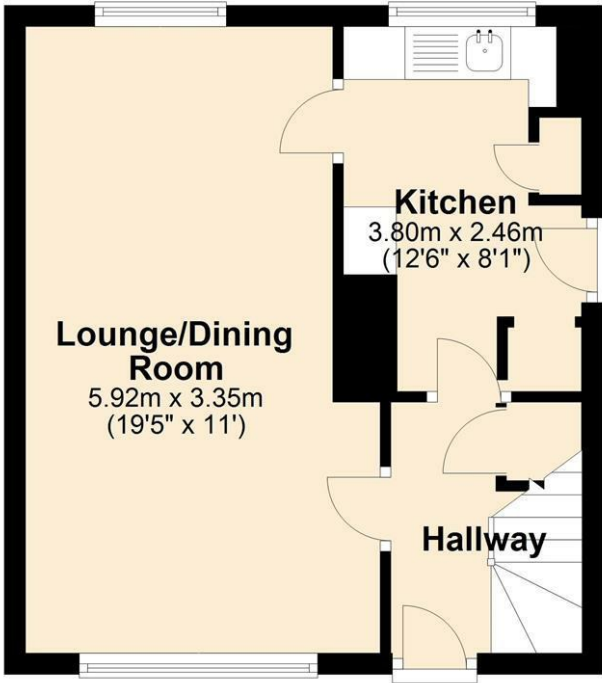
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

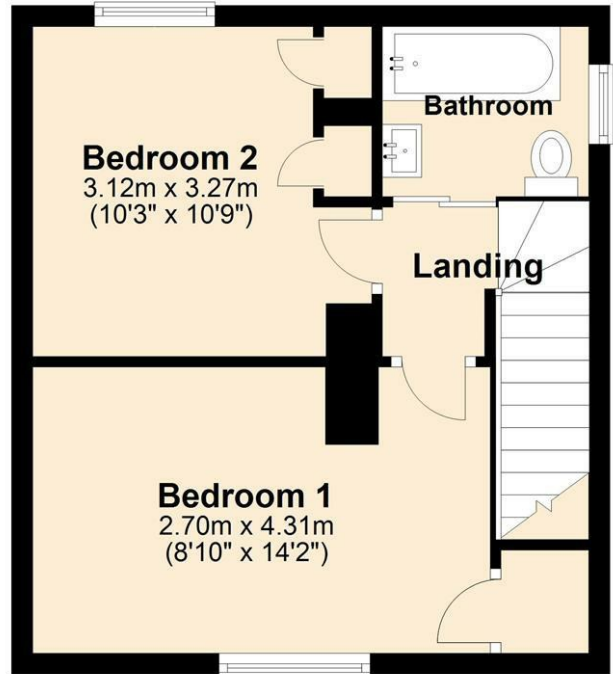
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Floor Plan

Ground Floor



First Floor

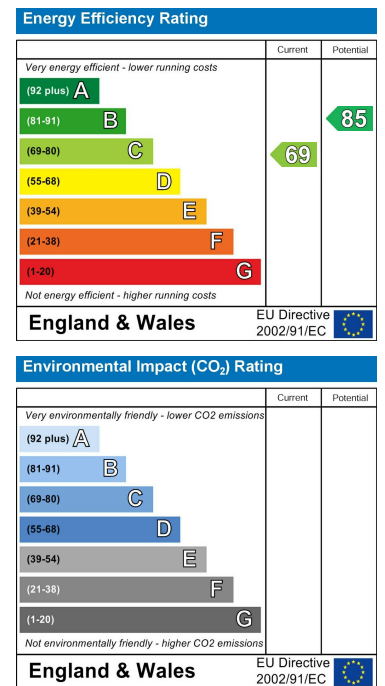


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.