

# Whitakers

Estate Agents



## 101 Petfield Drive, Anlaby, HU10 7ES

**£225,000**

\*\* NO ONWARD CHAIN \*\*

This well presented semi-detached property is established on a modern and sought after development that enjoys close proximity to the abundance of local amenities and facilities the village is renowned for including local shops / shopping parks, dining facilities and the Haltemprice Leisure Centre and accompanying playing fields.

Briefly comprising entrance hall incorporating a cloakroom, spacious lounge and breakfast kitchen garnering a host of integrated appliances to the ground level. A fixed staircase ascends to the first floor landing space with access to the loft hatch and leading to a master bedroom with en-suite, double bedroom, good third bedroom and bathroom furnished with a three-piece suite.

Externally there is a low maintenance garden to the front aspect that provides allocated parking space for two vehicles. A side gate opens to the enclosed rear garden which is laid to lawn with faux grass with patio seating areas. The residence also benefits from having an outside tap and connection to external power.

Taken together, the accommodation on offer on offer is ideal for the growing family seeking to reside within the catchment of Ofsted high rated schools and, as such, viewing at the earliest convenience is recommended to avoid disappointment.



The accommodation comprises

Ground floor

Entrance hall

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

Cloakroom

Central heating radiator, tiled flooring and furnished with a two piece suite comprising pedestal sink with mixer tap and low flush W.C

Lounge 16'0" x 11'10" maximum (4.89 x 3.61 maximum )



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

Breakfast kitchen 10'6" x 15'1" (3.21 x 4.61 )



UPVC French doors to the rear garden, UPVC double glazed window, central heating radiator, under stairs storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splash back tiles above, sink with mixer tap and fitted with a host of integrated appliances including: oven with hob and hood above, fridge freezer, dishwasher and washing machine.

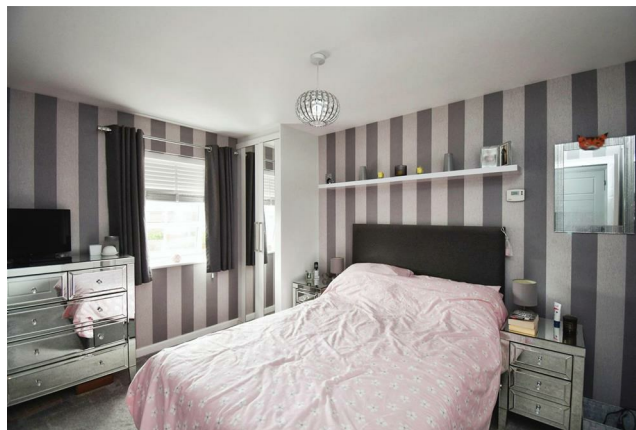
First floor

Landing

with access to the loft hatch, central heating

radiator, over stairs storage cupboard and carpeted flooring. Leading to:

Bedroom one 11'11" x 8'6" (3.65 x 2.61 )



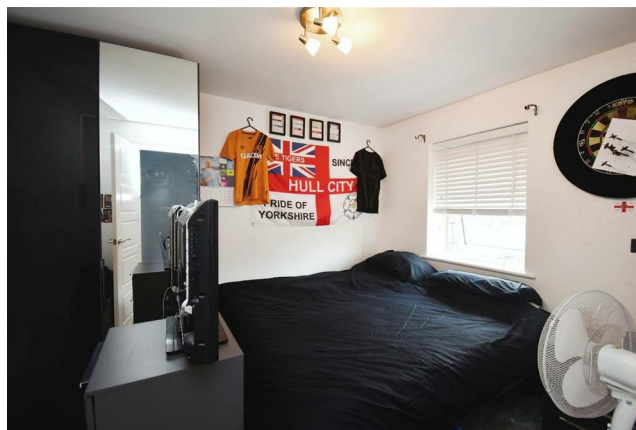
UPVC double glazed window, central heating radiator, two built in wardrobes and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a three piece suite comprising walk in enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 10'2" x 8'6" (3.10 x 2.61 )



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

### Bedroom three 8'9" x 6'3" (2.67 x 1.91 )



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with lino flooring and furnished with a three piece suite comprising panelled bath with mixer tap and low flush W.C.

### External



Externally there is a low maintenance garden to the front aspect that provides allocated parking space for two vehicles. A side gate opens to the enclosed rear garden which is laid to lawn with faux grass with patio seating areas. The residence also benefits from having an outside tap and connection to external power.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL312101000

Council Tax band - C

### 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

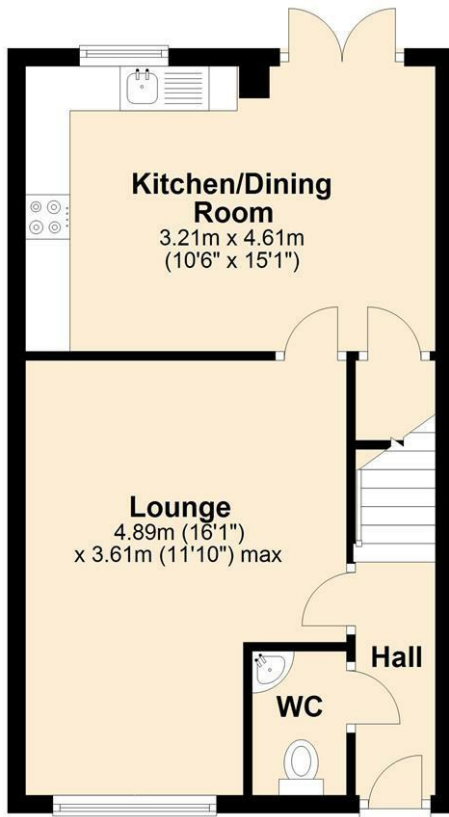
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# Floor Plan

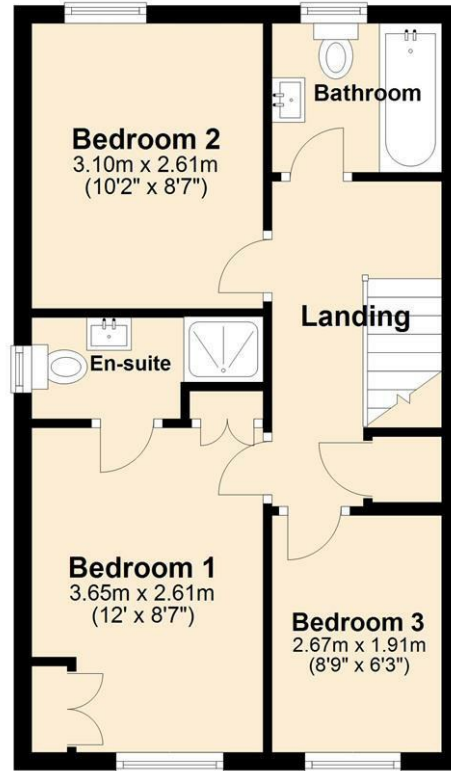
## Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



## First Floor

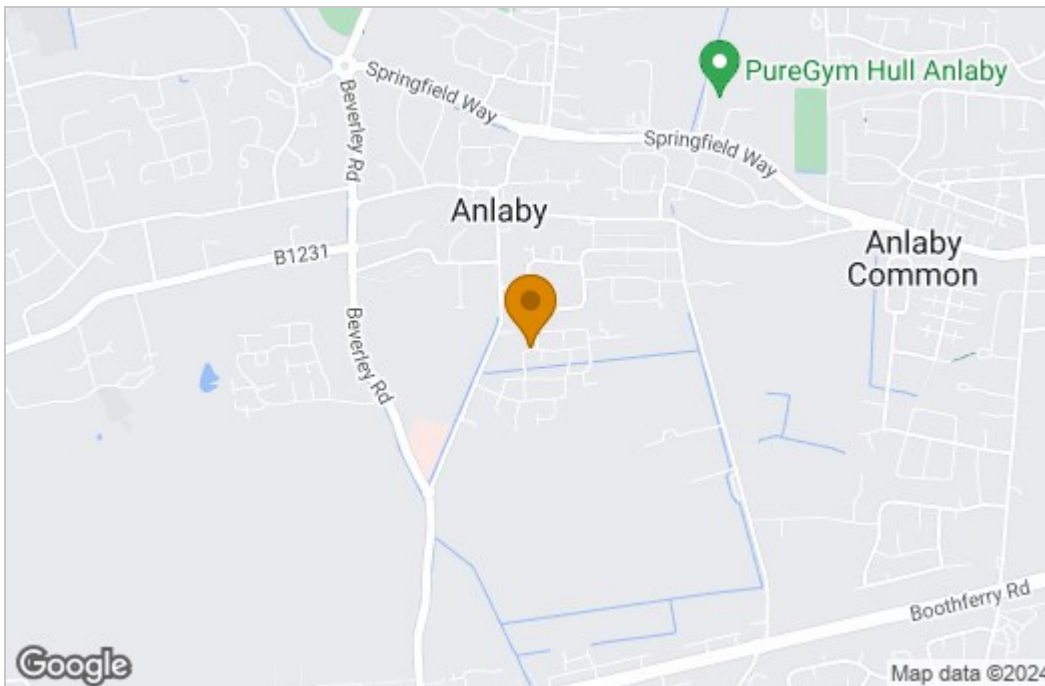
Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.