

# Whitakers

Estate Agents



## 40 Anlaby Park Road North, Hull, HU4 6XP

**£177,500**

**\*\* NO ONWARD CHAIN \*\***

This traditional 1930's semi-detached house is established on the ever popular Anlaby Park road North which is renowned for its close proximity to an abundance of local amenities and leisure facilities including shops, dining facilities and Costello Stadium with accompanying playing fields.

Briefly comprising entrance hall, open plan lounge / diner with patio doors to the conservatory and fitted kitchen to the ground level. A fixed staircase ascends to the first floor landing which leads to two fitted double bedrooms, a good third bedroom and bathroom furnished with a three-piece suite.

Externally there is a low maintenance garden to the front aspect with side drive to accommodate off-street parking. A wooden gate opens to the enclosed rear garden which is partly laid to lawn with patio seating area and gravelled section.

Although the property would benefit from modernisation / TLC throughout, it would make a perfect home for the growing family seeking an attractively priced property that they will not pay a premium on for another's taste in cosmetic design. Alternatively, a developer wanting to undertake a project they can add value to then sell on or introduce to the rental market may also wish to arrange an internal inspection.



The accommodation comprises

Ground floor

Entrance hall



UPVC double glazed door with side window, central heating radiator, understairs storage cupboard and laminate flooring. Leading to:

Lounge / dining room 28'11" x 12'8" (8.82 x 3.88 )



UPVC double glazed bay window, UPVC patio door to the conservatory, three central heating radiators, two feature fireplaces and laminate flooring.

Conservatory 7'10" x 10'3" (2.40 x 3.14 )

UPVC double glazed throughout with door opening to the rear garden.

Kitchen 18'6" x 7'1" (5.65 x 2.18)



UPVC double glazed door with side window, two UPVC double glazed windows, tiled flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with hob and hood above and plumbed for an automatic washing machine and dryer.

First floor

Landing

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

Bedroom one 13'10" x 11'5" maximum (4.24 x 3.49 maximum )



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

Bedroom two 12'7" x 12'2" (3.86 x 3.71 )



UPVC double glazed window, central heating radiator, two built in storage cupboards, fitted wardrobe and laminate flooring.

### Bedroom Three 8'8" x 7'0" (2.66 x 2.15 )



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

### External



Externally there is a low maintenance garden to the front aspect with side drive to accommodate off-street parking. A wooden gate opens to the enclosed rear garden which is partly laid to lawn with patio seating area and gravelled section.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030050004001

Council Tax band - B

### EPC rating

EPC rating TBC

### Material Information

Construction - Standard

Conservation Area - Anlaby Park

Flood Risk - Low

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

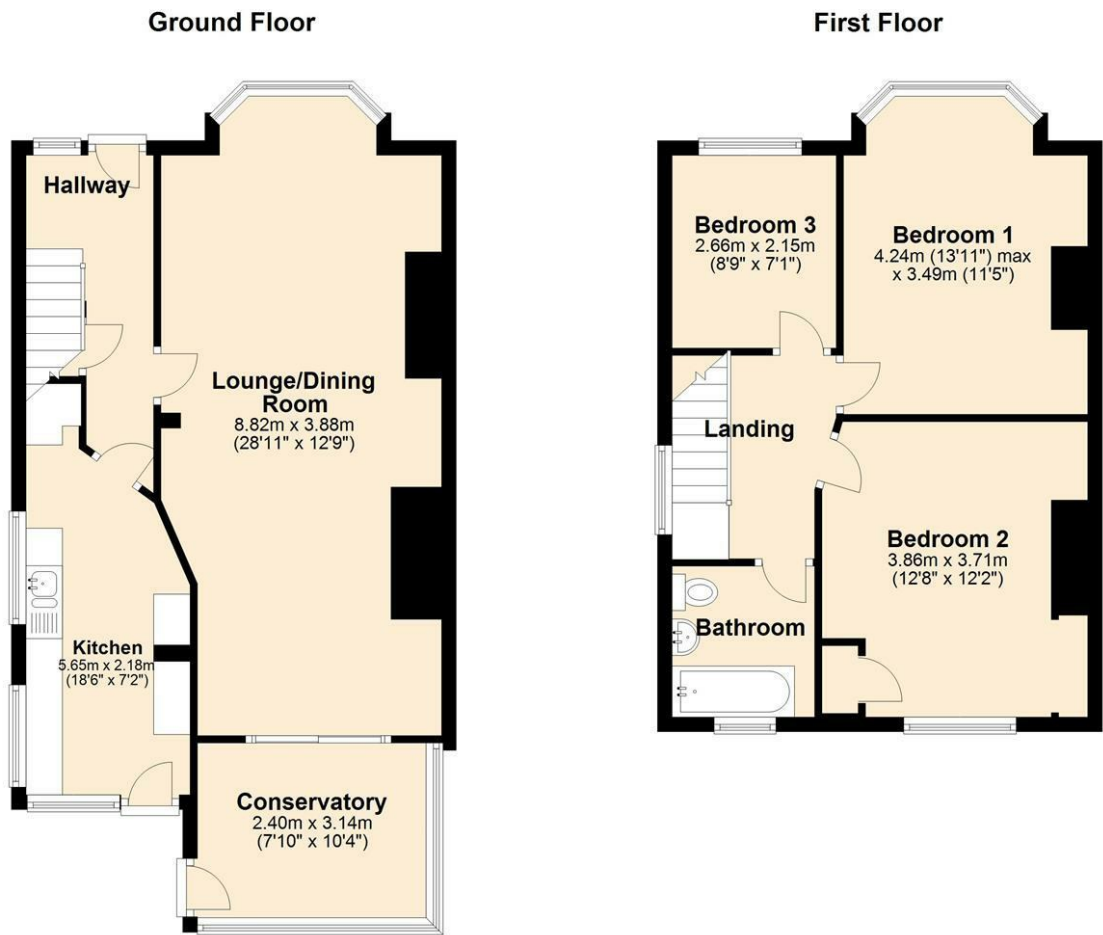
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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

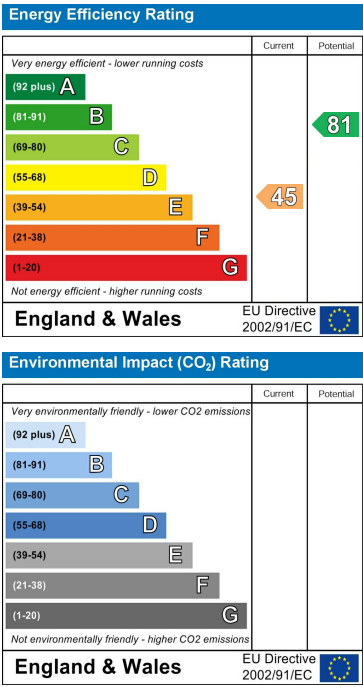


Total area: approx. 101.3 sq. metres (1090.3 sq. feet)  
Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.