

# Whitakers

Estate Agents



## 34 Legard Drive, Anlaby, HU10 6UN

**£195,000**

Whitakers Estate Agents are pleased to introduce this mid-terrace house which has been the subject of much extension and enhancement throughout to provide its occupant ample contemporary living space across both of its floors.

The property is established on a popular residential location in central Anlaby which enjoys close proximity to the abundance of local amenities the village has to offer along with the Haltemprice Leisure Centre and accompanying playing fields. Highly accessible transport links also provide multiple routes to the Hull City and surrounding villages.

The internal layout of the ground level comprises entrance hall, lounge with Jack and Jill wood burner and fitted kitchen with patio door opening to the sun room incorporating a utility room extension and cloakroom. A fixed staircase ascends to the first floor which boasts two double bedrooms – the master having built-in wardrobes – a further good bedroom and a bathroom furnished with a four-piece suite.

Externally there is a large gravelled garden to the front aspect with the curb lowered to accommodate off-street parking for multiple cars. A shared side passage leads to the entrance door of the sun room wherein the resident can access the Southerly facing rear garden : partly laid to lawn with stocked borders, patio seating areas and fencing to the surround. The residence also benefits from having a large storage shed.

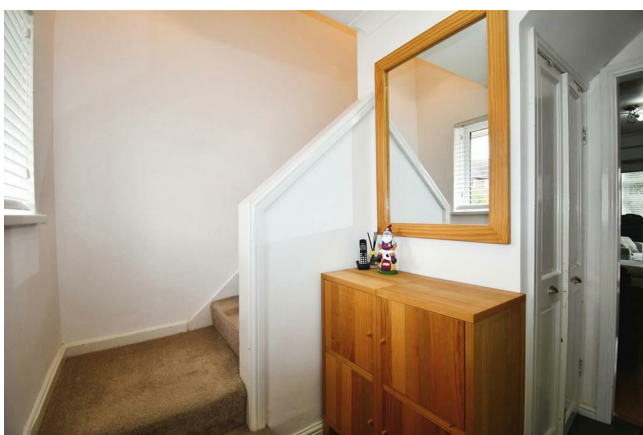
Taken together the accommodation on offer is ideal for the first-time buyer wanting to make their initial step onto the property ladder and into a home which is large enough to support a growing family, or a an already

The accommodation comprises



Ground floor

Entrance hall



UPVC double glazed door with side window. UPVC double glazed window, built-in storage cupboard and tiled flooring. Leading to:

Lounge 13'5" x 11'1" (4.11 x 3.40 )



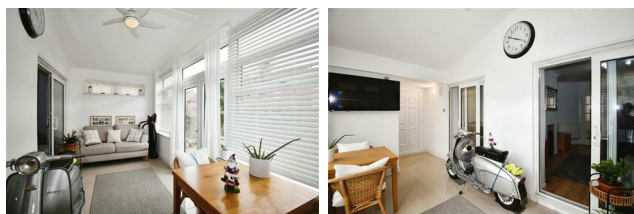
UPVC double glazed patio doors to the sun room, central heating radiator, Jack and Jill wood burner and laminate flooring.

Kitchen / diner 21'1" x 11'9" (6.43 x 3.60 )



UPVC double glazed patio doors to the sun room, UPVC double glazed window, central heating radiator, Jack and Jill wood burner, tiled flooring and fitted with a range of white gloss floor and eye level units, block worktop with upstand laminate above, sink with mixer tap and a range of integrated appliances including oven with hob and extractor hood above and automatic dishwasher.

Sun room 7'9" x 15'5" (2.38 x 4.71 )



UPVC double glazed French doors to the rear garden with side windows and tiled flooring.

Utility room



UPVC double glazed door to the rear garden, tiled flooring and fitted with white floor units, contemporary worktop with upstand laminate above, sink with mixer tap and plumbed for an automatic washing machine.,

Cloakroom

UPVC double glazed window, tiled flooring and furnished with a low flush W.C.

First floor

Landing

Carpeted flooring and leading to:

### Bedroom one 13'6" x 11'2" (4.12 x 3.41)



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

### Bedroom two 13'7" x 11'2" (4.16 x 3.42 )



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

### Bedroom three 10'0" x 8'2" (3.06 x 2.51 )



With access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring.

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with cushion effect tiled flooring and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

### External



Externally there is a large gravelled garden to the front aspect with the curb lowered to accommodate off-street parking for multiple cars. A shared side passage leads to the entrance door of the sun room wherein the resident can access the Southerly facing rear garden : partly laid to lawn with stocked borders, patio seating areas and fencing to the surround. The residence also benefits from having a large storage shed.

### Key features



Anlaby village location  
Off-street parking to the front aspect  
Southerly facing rear garden  
Extended and enhanced throughout  
Jack and Jill wood burner in the lounge / kitchen dining room

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL121034000

Council Tax band - A

### EPC rating

EPC rating - TBC

### 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

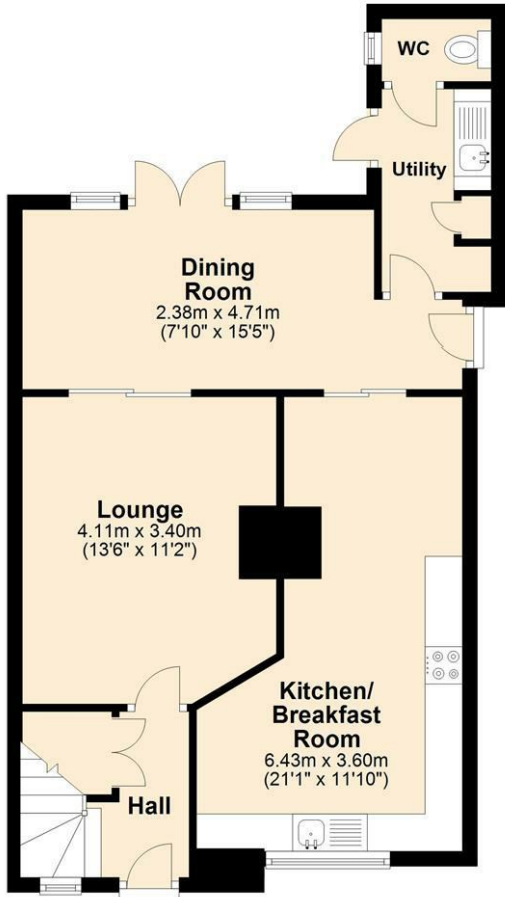
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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

## Ground Floor

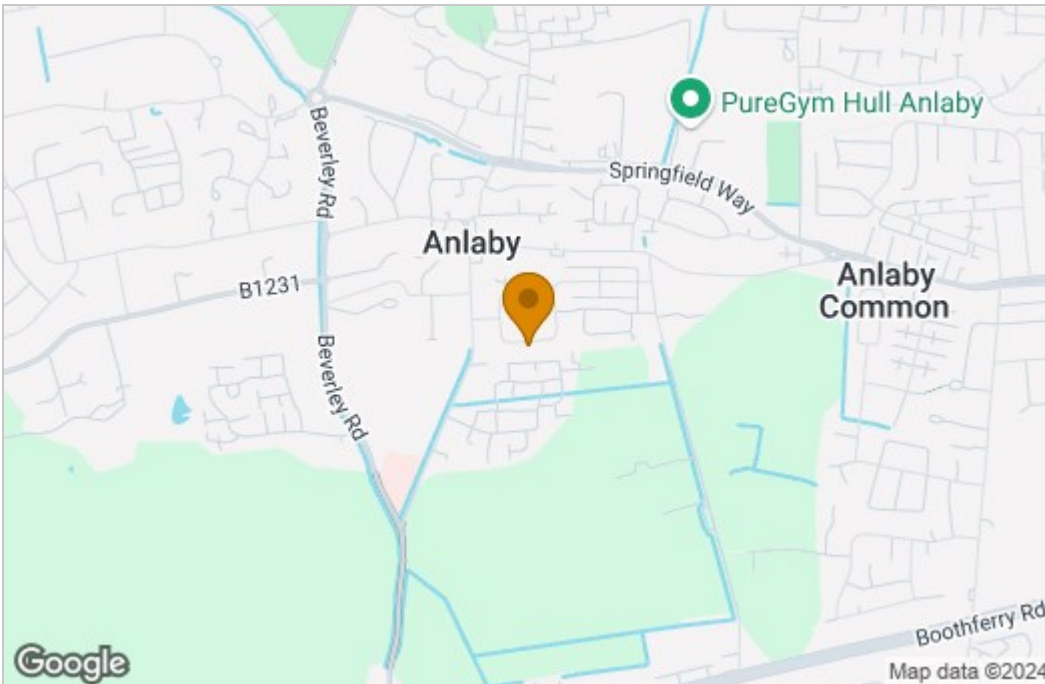


## First Floor

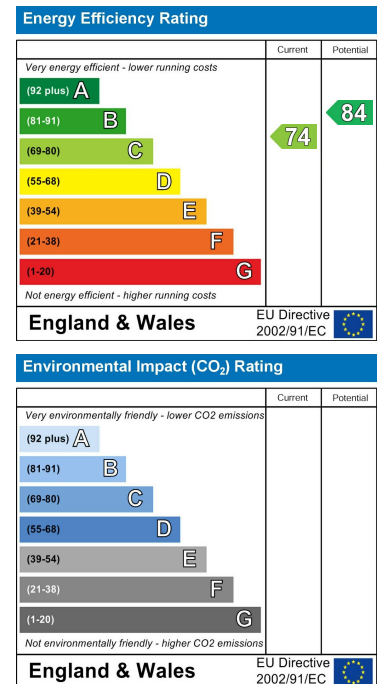


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.