

Whitakers

Estate Agents



49 Tison Garth, Anlaby, HU10 6US

£177,500

This well-presented mid-terrace house is presented to the market with NO ONWARD CHAIN and in a condition wherein a new owner can comfortably move straight in upon completion and then add their own cosmetic enhancements.

The property is located close to the centre of Anlaby and enjoys the abundance of convenience stores and dining facilities the village is renowned for. Highly accessible transport links not only provide multiple routes to the Hull inner city and surrounding area, but also provide access to the Willerby / Anlaby shopping parks and Haltemprice Leisure centre with accompanying playing fields.

The main features briefly comprise : ground level entrance hall, spacious lounge and fitted kitchen; a fixed staircase ascends to the first floor which boasts three double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a lawned garden with gravelled borders and fencing to the surround. A shared side passage leads to a gate which opens to the rear garden : mainly laid to lawn with gravelled / paved seating areas and enclosed by perimeter fencing. The residence also benefits from having a brick outhouse, wooden storage shed and an additional store.

Taken together, the accommodation on offer is ideal for the growing family seeking a home with an ample amount of garden / living space they can entertain young children within and send to the highly regarded provincial schools.

The accommodation comprises

Front external



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Ground floor

Composite entrance door, UPVC double glazed window, central heating radiator, built in storage cupboard, under stairs storage cupboard and carpeted flooring. Leading to:

Lounge 11'3" x 13'5" (3.43 x 4.11)



UPVC double glazed window, central heating radiator, feature fireplace and tiled flooring.

Kitchen 11'11" x 17'10" (3.65 x 5.44)



UPVC double glazed door, two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap,

provision for a gas cooker with extractor hood above and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, built in storage cupboard and carpeted flooring. Leading to:

Bedroom one 11'5" x 11'5" (3.48 x 3.50)



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

Bedroom two 11'2" x 11'6" (3.42 x 3.51)



UPVC double glazed window, central heating radiator and flooring.

Bedroom three 8'2" x 8'5" (2.51 x 2.57)



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

Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled and furnished with a three piece suite comprising P shaped panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with gravelled / paved seating areas and enclosed by perimeter fencing. The residence also benefits from having a brick outhouse, wooden storage shed and an additional store.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL236049000

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 5 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

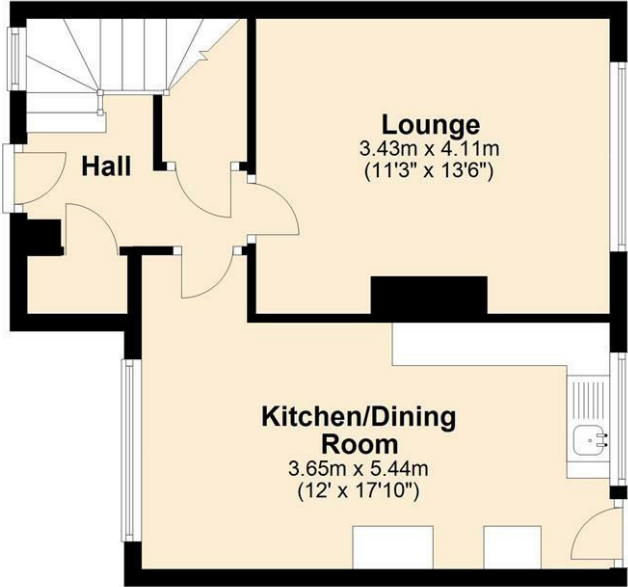
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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Floor Plan

Ground Floor

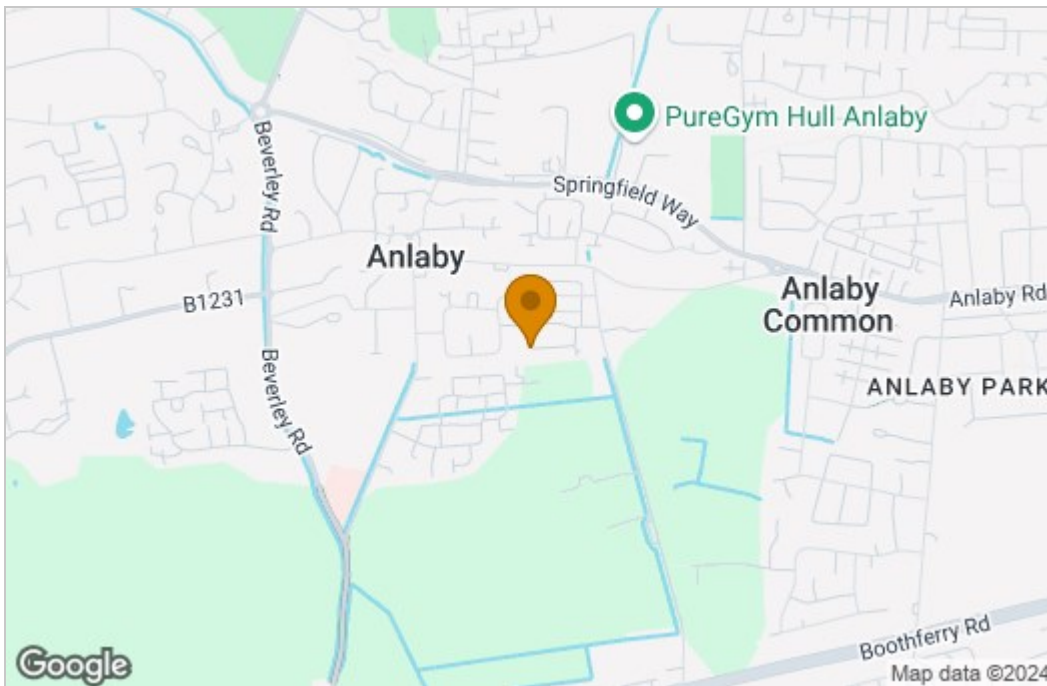


First Floor

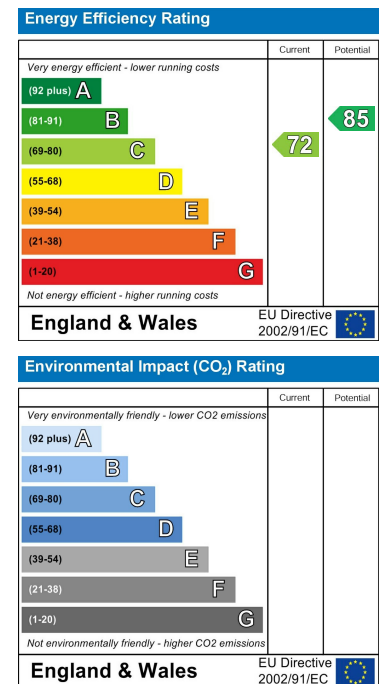


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.