

Whitakers

Estate Agents



115 Wolfreton Road, Anlaby, HU10 6QT

£154,950

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this traditional semi-detached style property which has been much extended from its original design and recently been refurbished throughout.

The internal layout briefly comprises large entrance hall, spacious lounge, dining room with French doors opening to the rear garden and fitted kitchen with inner lobby and storage room off to the ground level; there are two good bedrooms and a bathroom furnished with a three-piece suite to the first floor.

Externally to the front aspect there is a paved courtyard with brick walling to the surround. A shared vehicular accessible side passage leads to the back of the property and hard standing away from the building which can accommodate off-street parking.

A gate opens to the rear garden which is mainly paved with a lawned section and raised wooden chipping area.

Taken together, the accommodation on offer is ideal for a first time buyer or a young family seeking a home that embraces close proximity to the Anlaby village and its array of amenities and leisure facilities.

Agent's observation

115 Wolfreton Road has been much extended from its original design, and has recently been refurnished throughout to offer spacious and contemporary living space throughout. Land further away from the building that belongs to the property has a hard standing which accommodates off-street parking. A new owner may also wish to create further off-street parking by modifying the front and / or rear garden.

The property is conveniently located on Wolfreton Road between the well-connected Kingston Road and Springfield Way, providing multiple routes the Hull city centre and surrounding villages.

The Ofsted rated 'Good' Springhead Primary School is within immediate vicinity, and the catchment area allows access to other highly regarded schools.

A new resident will also embrace close proximity to the Anlaby village centre with its abundance of local amenities, but will also take advantage of the nearby retail park and leisure facilities including the Haltemprice leisure centre and connecting playing fields.

The accommodation comprises

Front external



Externally to the front aspect there is a paved courtyard with brick walling to the surround. A shared vehicular accessible side passage leads to the back of the property and hard standing away from the building which can accommodate off-street parking.

Ground floor

Entrance hall

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

Lounge 13'9" x 16'0" (4.20 x 4.88)



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

Dining room 12'2" x 14'9" maximum (3.71 x 4.51 maximum)



UPVC double glazed French doors to the rear garden, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen 10'6" x 7'6" (3.22 x 2.31)



UPVC double glazed window, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback panelling above, sink with mixer ap, plumbing for a washing machine and integrated oven with hob and hood above.

Inner lobby

Tiled flooring and leading to :

Storage room

UPVC double glazed window and tiled flooring.

First floor

Landing

Built-in storage cupboard with access to the loft hatch and carpeted flooring. Leading to :

Bedroom one



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

Bedroom two



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

Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas with laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and electric shower, pedestal sink with mixer tap and low flush W.C.

Rear external



A gate opens to the rear garden which is mainly paved with a lawned section and raised wooden chipping area. The residence also benefits from having an outside tap.

Aerial view of the property / land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB392115000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 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.

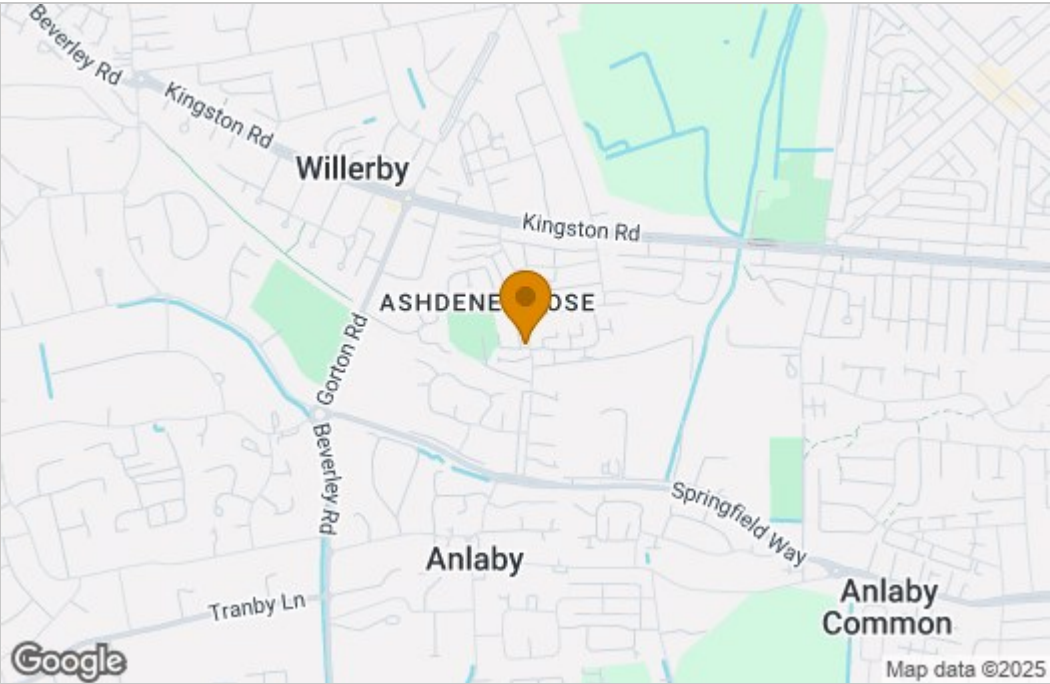
[Whitakers Estate Agent Declaration](#)

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.

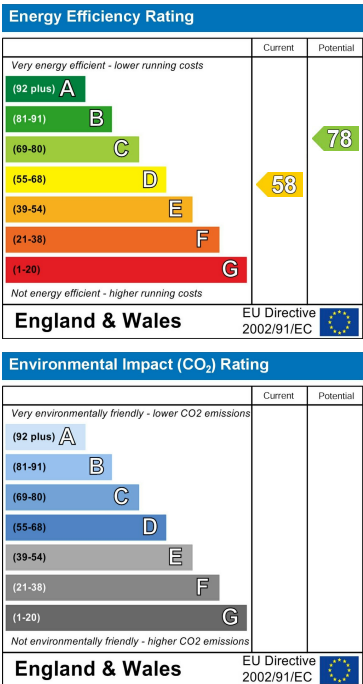
Floor Plan



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.