

Whitakers

Estate Agents



64 Anlaby Park Road North, Hull, HU4 6XT

£200,000

This three bedroom semi-detached property with loft room is conveniently placed opposite the Costello Stadium with connecting playing fields, and between the well-connected Anlaby High Road / Boothferry Road to enjoy local conveniences.

Briefly comprising entrance hall, bay fronted lounge and open plan kitchen / dining room. The first floor boasts two double bedrooms, a good third bedroom and a shower room. A fixed staircase ascends to the loft room.

Externally to the front aspect there is a paved courtyard which accommodates off-street parking. A wooden gate opens to the back of the plot. The enclosed rear garden is mainly laid to lawn and complemented with a patio seating area. The residence also benefits from having a large wooden shed and an outside tap.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded local schools, most notably the Acre Heads Primary School and St Thomas More Voluntary Catholic Academy.

The accommodation comprises

Front external



Externally to the front aspect there is a paved courtyard which accommodates off-street parking. A wooden gate opens to the back of the plot.

Ground floor

Entrance hall

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

Lounge 13'3" x 11'7" maximum (4.06 x 3.54 maximum)



UPVC double glazed bay window, central heating radiator, log burner with oak mantle above and laminate flooring.

Open plan kitchen / dining room 15'4" x 17'9" (4.69 x 5.42)



Dining room



UPVC double glazed French doors to the rear garden, central heating radiator, log burner with oak mantle above and laminate flooring.

Kitchen



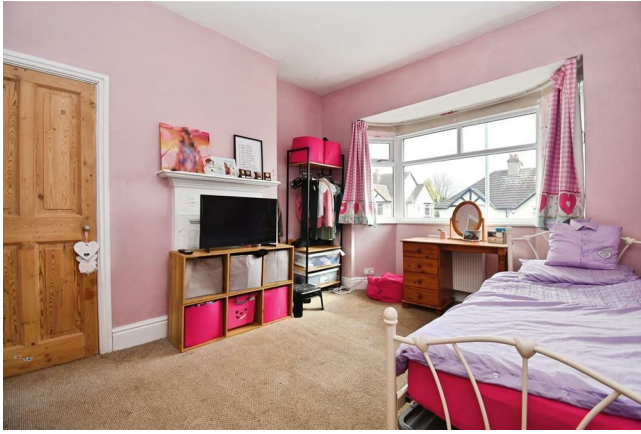
Two UPVC double glazed windows, laminate flooring and furnished with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

First floor

Landing

With fixer staircase to the loft room, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 12'10" x 10'10" maximum (3.93 x 3.32 maximum)



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

Bedroom two 12'7" x 11'9" (3.86 x 3.60)



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

Bedroom three 9'6" x 6'5" (2.91 x 1.96)



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

Shower room



UPVC double glazed window, central heating radiator, panelled to splashback areas and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Second floor

Loft room 11'4" x 16'2" (3.47 x 4.95)



Roof style window, storage in the eaves and carpeted flooring.

Rear external



The enclosed rear garden is mainly laid to lawn and complimented with a patio seating area. The residence also benefits from having a large wooden shed and an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -
00030050006401
Council Tax band - B

EPC rating
EPC rating - D

Material Information

Construction - Standard
Conservation Area - Anlaby Park
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three
/ O2
Broadband - Basic 9 Mbps / 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.

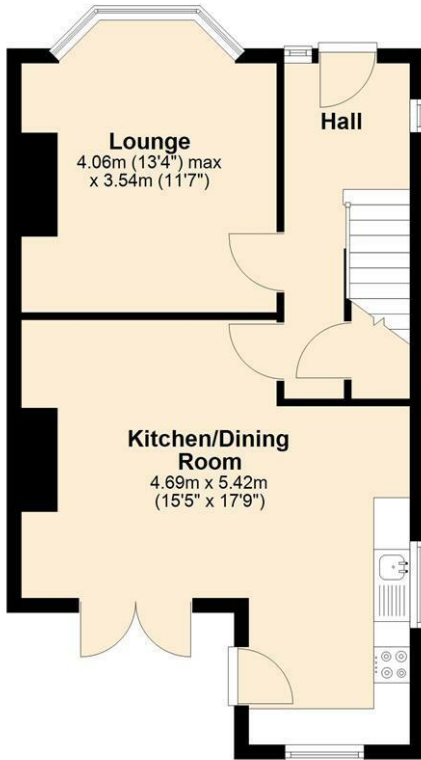
Whitakers Estate Agent Declaration

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Floor Plan

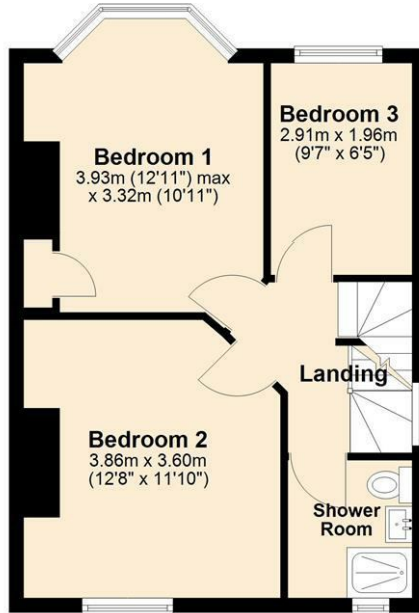
Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



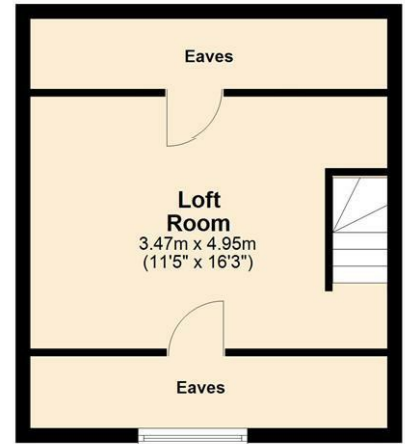
First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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