

Whitakers

Estate Agents



74 Wilson Street, Anlaby, HU10 7AJ

Guide price £325,000

This immaculate four bedroom semi detached dormer bungalow is offered to the market as move into condition, much altered and enhanced from its original design, ideal for those that want to live on one level but do not want to compromise on space.

The main features include - entrance hall, 15' lounge, modern fitted kitchen, lounge, separate dining room, four bedrooms, family bathroom, gardens front & rear and detached garage.

This well presented home is situated in a much sought after location in Anlaby, only a short distance from the centre and within easy access to Anlaby shopping park with its wide range of shops / supermarkets and cafe's available.

Early viewing highly recommended.

The accommodation comprises

Front external



Externally to the front aspect there is a paved forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Porch

UPVC double glazed entrance door, and opening to :

Hallway

Built-in storage cupboard, and carpeted flooring. Leading to :

Lounge 18'0" x 12'0" (5.50 x 3.68)



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

Dining room 11'11" x 12'0" (3.64 x 3.68)



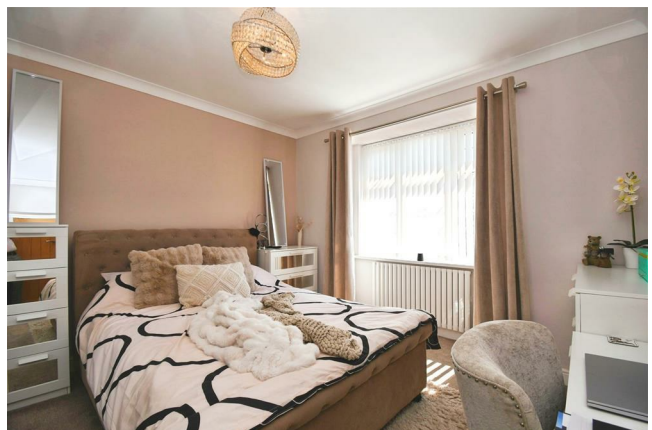
UPVC double glazed patio door to the rear garden, central heating radiator, and tiled flooring.

Kitchen 12'9" x 9'10" (3.89 x 3.00)



Two UPVC double glazed windows, tiled flooring, and fitted with a range of floor and eye level units, contemporary worktop with upstand and splashback tiles above, sink with mixer tap, plumbing for a dish-washer, integrated oven, and hob with extractor hood above.

Bedroom one 13'3" x 11'11" maximum (4.04 x 3.64 maximum)



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

Bedroom two



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

Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled, and furnished with a three-piece suite comprising free standing bath with mixer tap, vanity sink with mixer tap, and low flush W.C.

First floor

Landing

With carpeted flooring, and leading to :

Bedroom three 12'2" x 11'3" (3.71 x 3.44)



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

Bedroom four 7'8" x 11'1" (2.36 x 3.38)

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

Rear external



The enclosed rear garden is low maintenance in design being paved with stocked borders.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL281074000

Council Tax band - D

EPC rating

EPC rating - C

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.

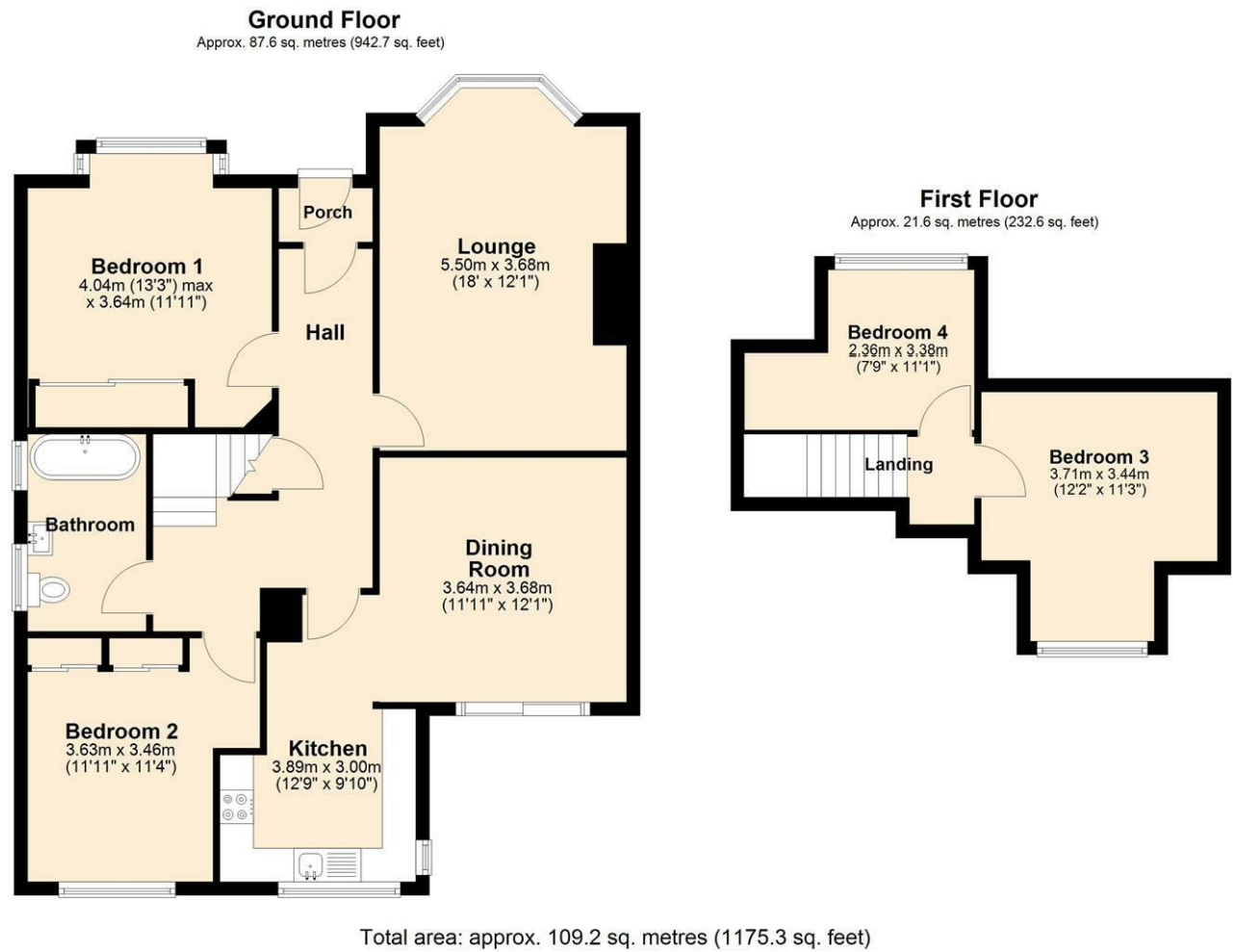
Free Market Appraisals / Valuations

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

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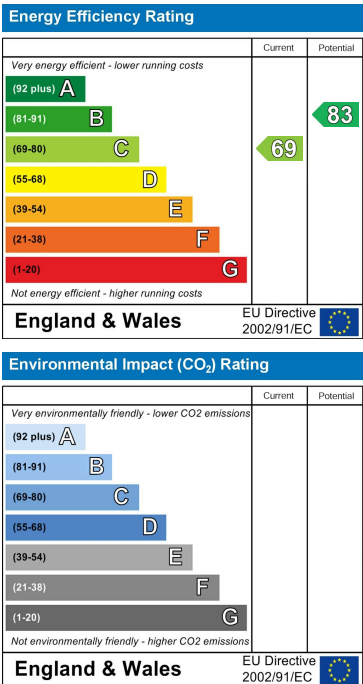
Floor Plan



Area Map



Energy Efficiency Graph



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