

Whitakers

Estate Agents



9 Hickling Close, Anlaby, HU10 6SY

£137,500

No Onward Chain!

This neat and tidy terraced property is offered to the market with no onward chain, situated down a Cul de sac in Anlaby, well placed to access Anlaby shopping park with a wide range of supermarkets / shops / cafe's etc and enjoys easy access to great local schools making this an obvious option for the growing family looking for an affordable family home in a village location.

The main features are - entrance, lounge, dining room and fitted kitchen with pantry. The first floor boasts three good sized bedrooms (bed two with built in storage) together with the modern well appointed family shower room and separate W.C.

Externally to the front of the property is a low maintenance garden which is mainly laid to lawn. The rear garden is enclosed to the boundary, mainly laid to lawn with well stocked mature borders and two brick built sheds for storage.

This family home really ticks all the boxes in terms of size, location and condition. As such early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door and storm porch.

Hallway

Central heating radiator and under stairs storage cupboard.

Lounge 12'11" x 11'10" (3.96m x 3.63m)



With Upvc double glazed window and central heating radiator. Gas fire with marble inset and hearth with a decorative wooden surround. French doors through to dining room.

Dining Room 10'0 x 8'0 (3.05m x 2.44m)



Central heating radiator and Upvc double glazed window. Focal point with marble hearth.

Kitchen 8'0 x 9'0 (2.44m x 2.74m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed window and back door. Walk in pantry which is shelved for storage. Oven, Hob and Hood above. Sink with mixer tap and drainer to the side.

First Floor

Landing

Loft hatch.

Bedroom One 11'11 x 11'0 (3.63m x 3.35m)



Central heating radiator and a Upvc double glazed window.

Bedroom Two 10'0 x 8'0 (3.05m x 2.44m)



Central heating radiator and a Upvc double glazed window along with built in storage cupboards.

Bedroom Three 8'10 x 9'0 (2.69m x 2.74m)



Central heating radiator and a Upvc double glazed window.

Shower Room 5'0 x 4'10 (1.52m x 1.47m)



With a walk in shower enclosure and mixer shower above together with a pedestal sink. Upvc double glazed window and central heating radiator.

W.C



With a low flush toilet and Upvc double glazed window.

External



To the front of the property is a low maintenance garden mainly laid to lawn with privet hedging. The rear garden is enclosed to the boundary again mainly laid to lawn with a concrete patio and mature well stocked borders and two useful brick built storage sheds.

EPC

EPC rating - C

Tenure

The property is held under Freehold tenureship.

Council Tax

Council Tax band - A

Local Authority - East Riding Of Yorkshire

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.

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

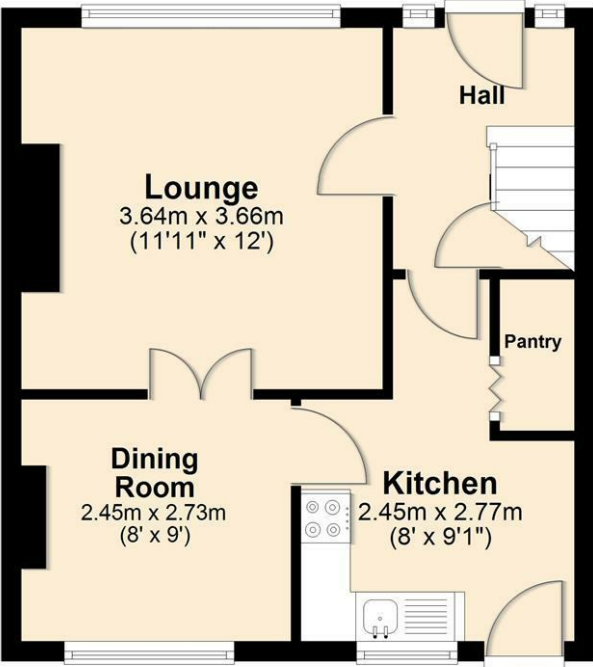
Coalfield or Mining Area -

Whitakers Estate Agent Declaration

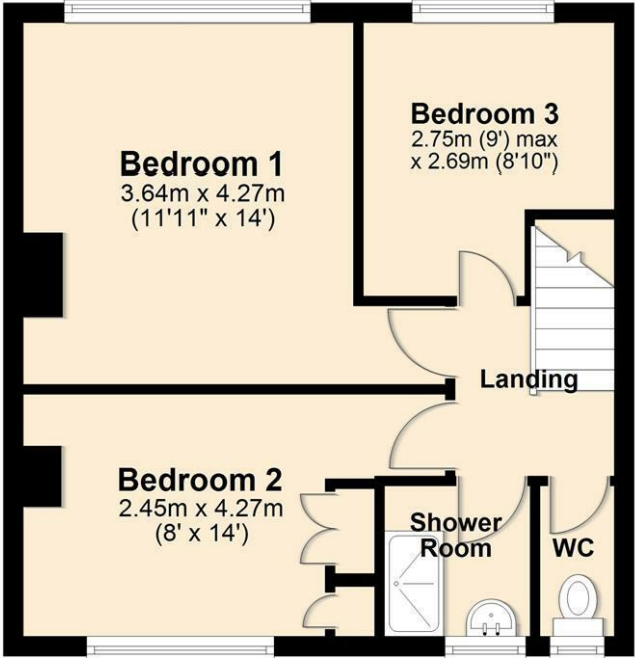
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Floor Plan

Ground Floor



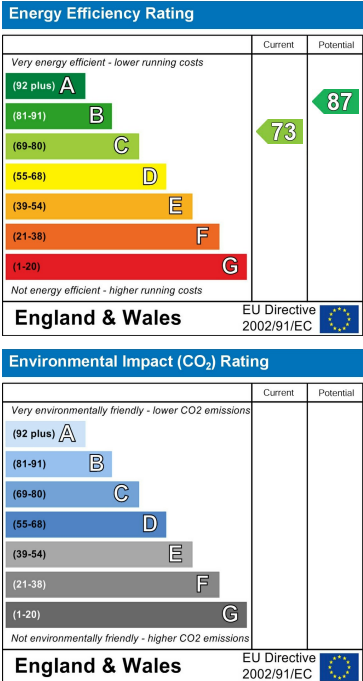
First Floor



Area Map



Energy Efficiency Graph



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