

Whitakers

Estate Agents



1b Voases Lane, Anlaby, HU10 7BL

£285,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this newly constructed semi-detached dormer bungalow which is conveniently established within the heart of Anlaby village.

Externally to the front aspect, there is a large forecourt that is laid with stone chippings.

The internal layout briefly comprises : hallway, bay fronted lounge / bedroom, bathroom furnished with a three-piece suite, and open plan kitchen / diner.

A fixed staircase ascends to master bedroom with en-suite shower room.

The enclosed garden is low maintenance in design being partly turfed with faux grass, and tiled paving.

The accommodation comprises

Front external



Externally to the front aspect it is gravelled area.

Ground floor

Hallway

Double glazed entrance door with side window, under stairs storage cupboard, and tiled flooring with under floor heating.

Lounge / bedroom two 9'6" x 12'10" (2.92 x 3.93)



UPVC double glazed bay window, and underfloor heating.

Bathroom



Under floor heating, fully tiled, and furnished with

a three-piece suite comprising panelled bath, vanity sink, and low flush W.C.

Open plan kitchen / dining room 17'1" x 21'2" maximum (5.22 x 6.47 maximum)



UPVC double glazed French doors to the garden, UPVC double glazed window, under floor heating, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing

Carpeted flooring, and leading to :

Master bedroom 17'9" x 12'11" (5.42 x 3.96)



UPVC double glazed window, roof style window, two central heating radiators, and carpeted flooring.

En-suite



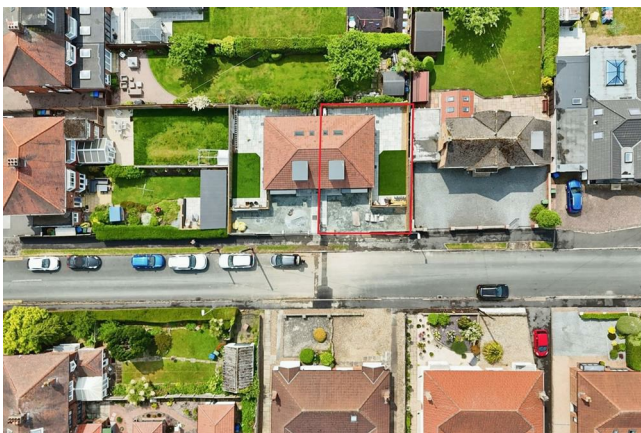
Roof style window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure, vanity sink, and low flush W.C.

Rear external



The enclosed garden is low maintenance in design being partly laid to lawn with faux grass, and tiled paving.

Aerial view of the property



Land boundary

Tenure

This will be confirmed by the vendor's solicitor

Council Tax band

Council tax band - TBC

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 5 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

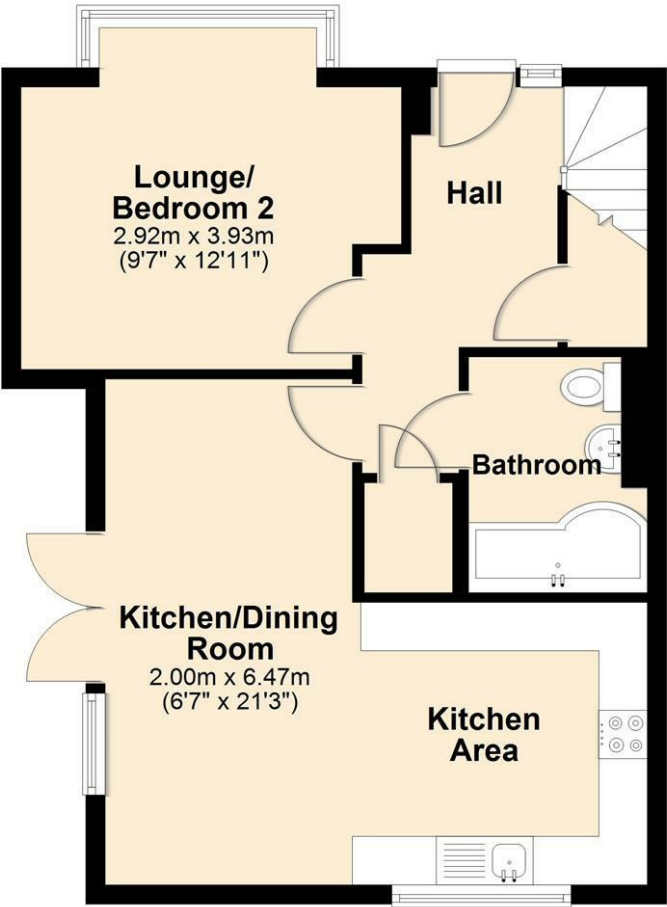
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

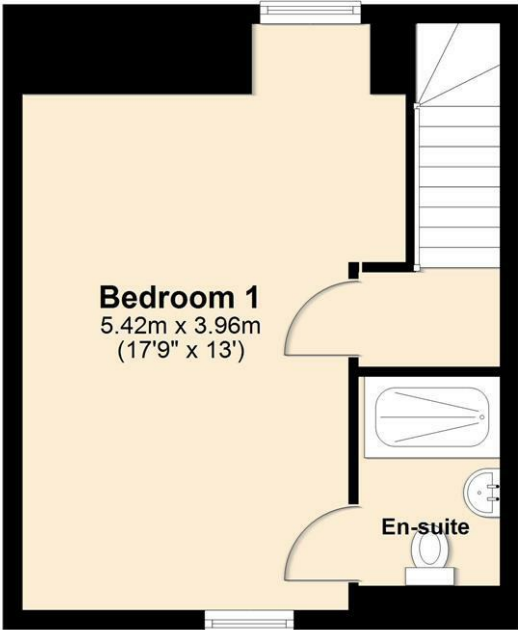
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Floor Plan

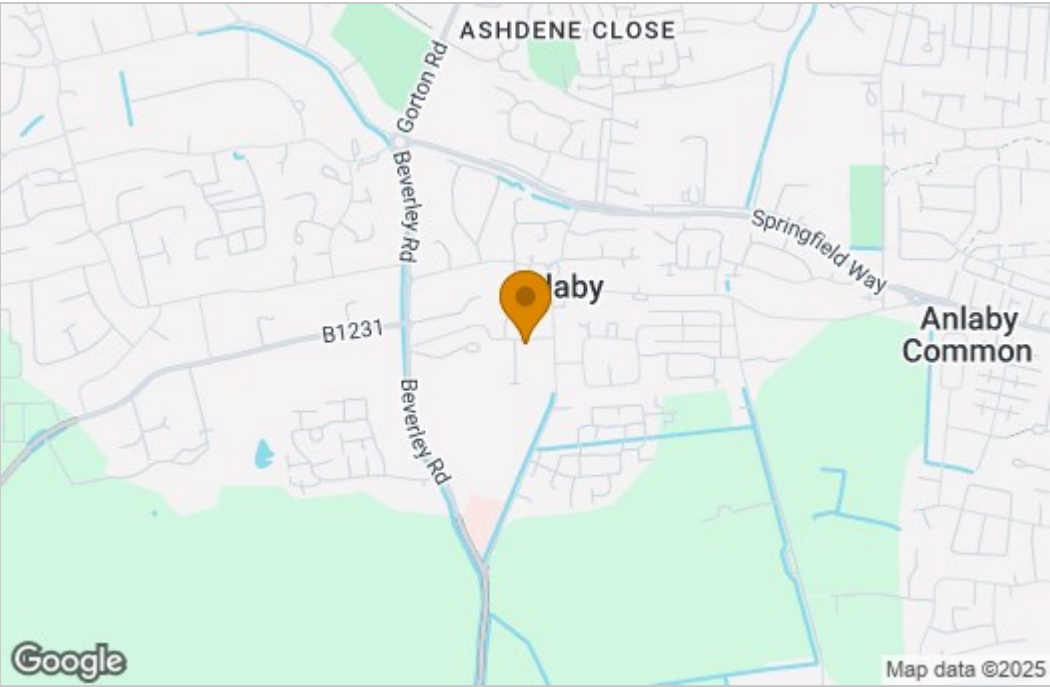
Ground Floor



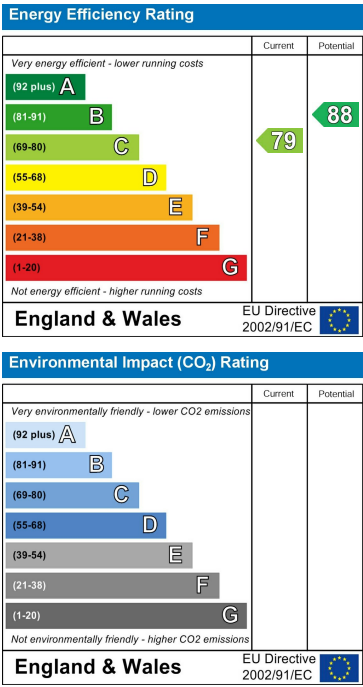
First Floor



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.