

# Whitakers

Estate Agents



## 31 Lawrance Avenue, Anlaby, HU10 7DL

**£399,950**

Whitakers Estate Agents are pleased to introduce this detached family home which is established within the heart of the Anlaby village, and has been lovingly cared for since its construction in circa 2017.

The internal layout briefly comprises : entrance hall incorporating a cloakroom, spacious lounge, useful study, and fitted kitchen / dining room with utility room off. A fixed staircase ascends to the first floor which boasts a fitted master bedroom with en-suite, three double bedrooms, and a bathroom furnished with a four-piece suite.

Externally there is a low maintenance forecourt with a side drive leading to the detached garage.

The enclosed rear garden is mainly laid to lawn with pebbled borders, and complimented with a sheltered seating area.

The accommodation comprises

Front external



Externally there is a low maintenance forecourt with a side drive leading to the detached garage.

Ground floor

Hallway

UPVC double glazed entrance door, central heating radiator, and LVT flooring. Leading to :

Lounge 19'0" x 12'2" (5.80 x 3.71 )



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

Study 9'2" x 7'8" (2.80 x 2.34 )



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

W.C

UPVC double glazed window, central heating radiator, under stairs storage cupboard, LVT flooring, and furnished with a two-piece suite comprising pedestal sink, and low flush W.C.

Kitchen / dining room 14'1" x 19'11" (4.31 x 6.09 )



UPVC double glazed French doors with side windows, central heating radiator, LVT flooring, and fitted with a range of floor and eye level units, worktop with upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer, and washing machine.

Utility room

UPVC double glazed door, central heating radiator, LVT flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, and sink with mixer tap.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom one 12'10" x 12'2" maximum (3.92 x 3.71 maximum )



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

### En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a three-piece suite comprising walk-in enclosure, pedestal sink and low flush W.C.

### Bedroom two 12'5" x 10'0" (3.80 x 3.07 )



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

### Bedroom three 9'2" x 13'3" maximum (2.80 x 4.05 maximum )



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

### Bedroom four 10'5" x 7'6" (3.19 x 2.29 )



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

### Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a four-piece suite comprising panelled bath, walk-in shower enclosure, pedestal sink, and low flush W.C.

### Rear external



The enclosed rear garden is mainly laid to lawn with pebbled borders, and complimented with a sheltered seating area.

### 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 - ANL309031000

Council Tax band - E

### EPC rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 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.

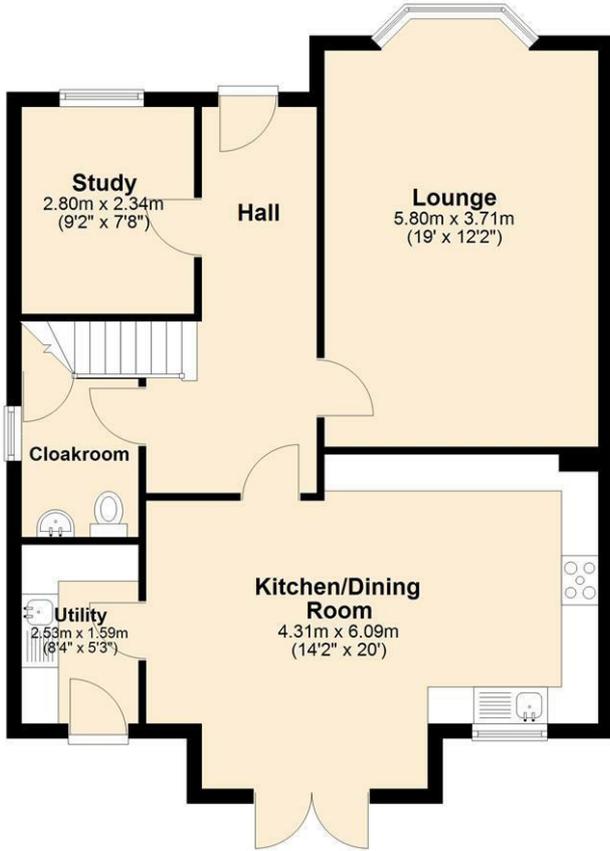
### Whitakers Estate Agent Declaration

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

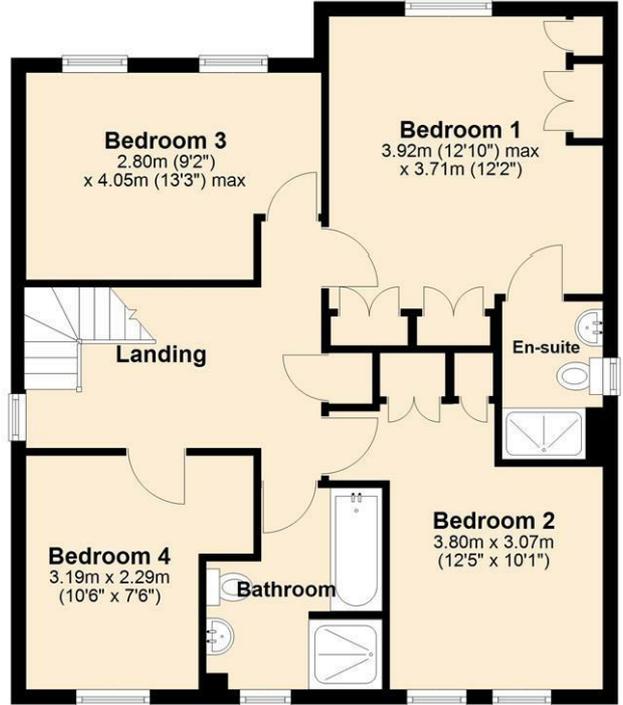
## Ground Floor

Approx. 72.2 sq. metres (777.2 sq. feet)



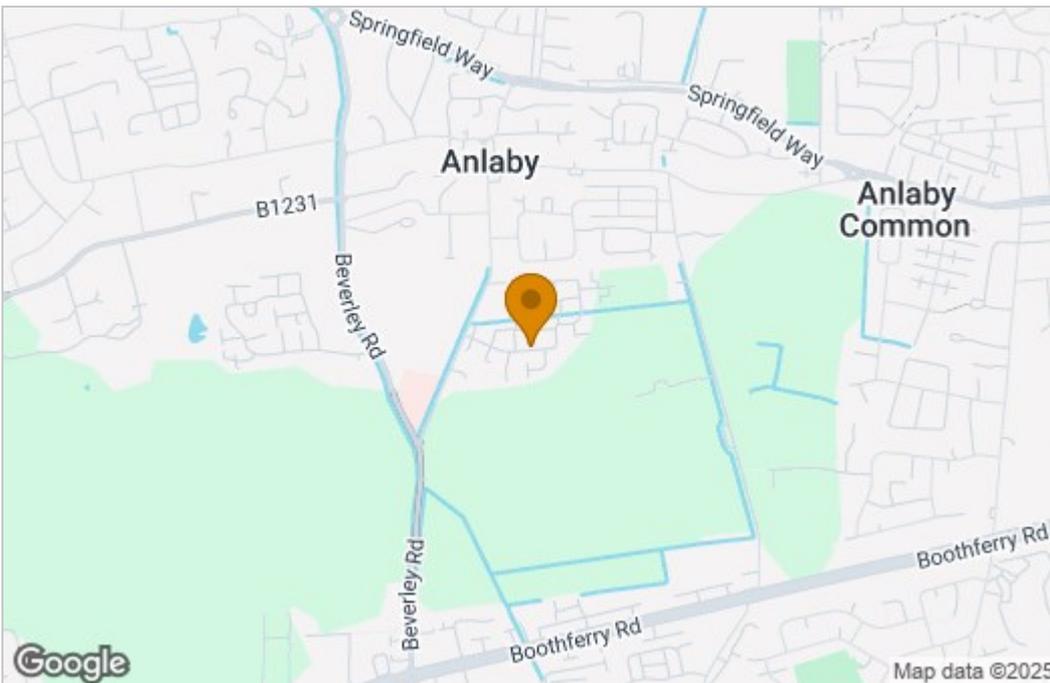
## First Floor

Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 140.0 sq. metres (1507.1 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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