

Whitakers

Estate Agents



23 Anlaby Park Road North, Hull, HU4 6XN

£310,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached property which has been extended and enhanced from its original design to cater to a growing family.

Externally to the front aspect, there is a gravelled courtyard which accommodates off-street parking, and is enclosed by boundary hedging.

Upon entering the property, the resident is greeted by an entrance hall that incorporates a cloakroom, and leads to a bay fronted lounge, spacious dining room, and fitted kitchen / breakfast room.

The first floor boasts two fitted double bedrooms, two further good bedrooms, and a bathroom with separate W.C.

A fixed staircase ascends to the second floor with a further bedroom.

French doors in the dining room open to the enclosed rear garden which is partly laid to lawn with decorative borders, and block paved patio. The residence also enjoys a further seating area, and detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled courtyard which accommodates off-street parking, and is enclosed by boundary hedging. A side drive secured by a swing gate allows access to the back of the property.

Ground floor

Hall

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

Cloakroom

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and a low flush W.C.

Lounge 11'11" x 13'10" (3.64 x 4.24)



UPVC double glazed bay window, central heating radiator, multi-fuel burner with marbled inset / hearth and wooden surround, and carpeted flooring.

Sitting room 17'4" x 11'0" (5.30 x 3.37)



UPVC double glazed French doors with side windows, central heating radiator and carpeted flooring.

Kitchen / breakfast room 22'8" x 10'3" (6.93 x 3.14)



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

First floor

First floor landing

With fixed staircase to the bedroom five, UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 15'5" x 12'4" (4.72 x 3.76)



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

Bedroom two 13'11" x 11'1" (4.25 x 3.38)



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

Bedroom three 10'1" x 9'11" (3.08 x 3.04)



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

Bedroom four 8'11" x 8'10" (2.73 x 2.71)



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

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled with limo flooring, and furnished with a two-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, and vanity sink with mixer tap.

W.C.

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a low flush W.C.

Second floor landing

Roof style window, and carpeted flooring. Leading to :

Bedroom five 12'1" x 12'7" (3.69 x 3.85)



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

Rear external

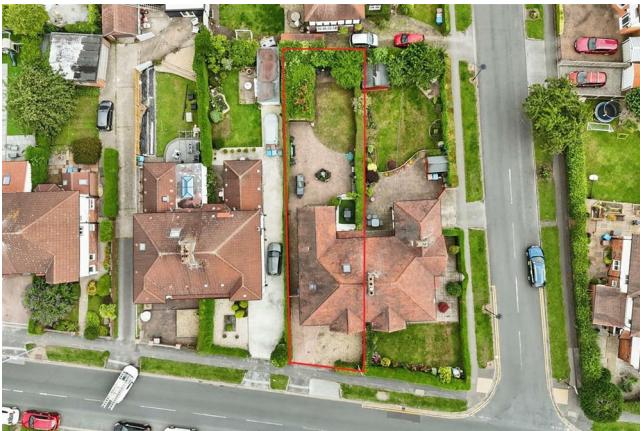


French doors in the dining room open to the enclosed rear garden which is partly laid to lawn with decorative borders, and block paved patio. The residence also enjoys a further seating area, and detached garage.

Location

The property is established on Anlaby Park Road North, in between the well-connected Anlaby High Road and Boothferry Road. There are an abundance of amenities within close proximity, along with leisure facilities, most notably the Costello Stadium and connecting playing fields. The residence also falls within the catchment of Ofsted highly rated schools.

Aerial view of the property



Land boundary

Tenure

Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030050002307

Council Tax band - C

EPC rating

EPC rating - TBC

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.

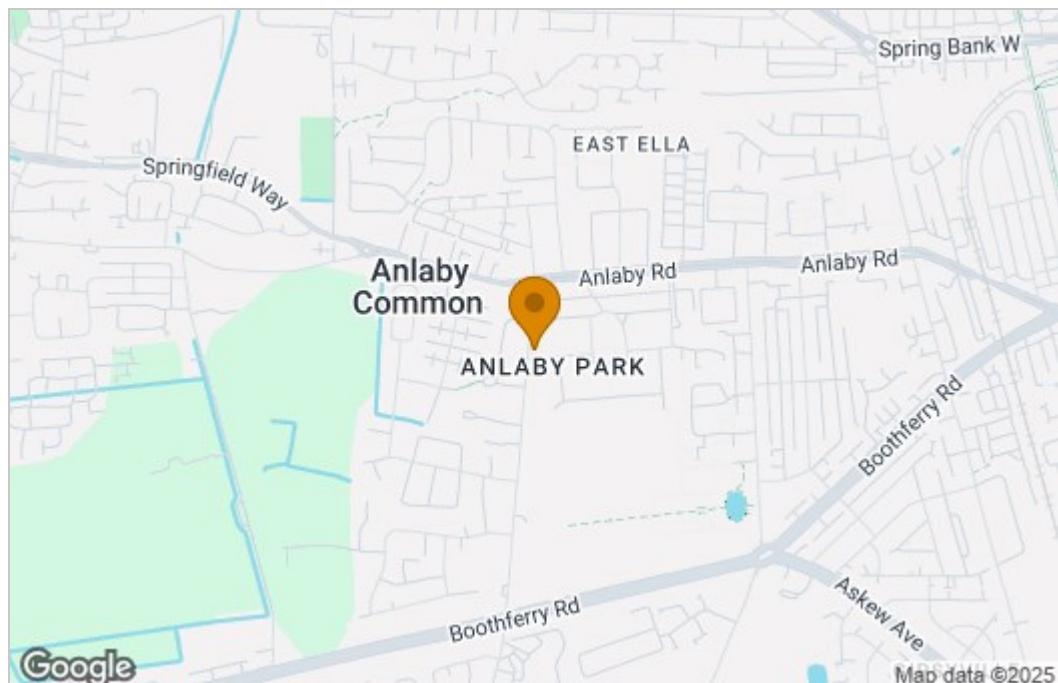
Whitakers Estate Agent Declaration

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.

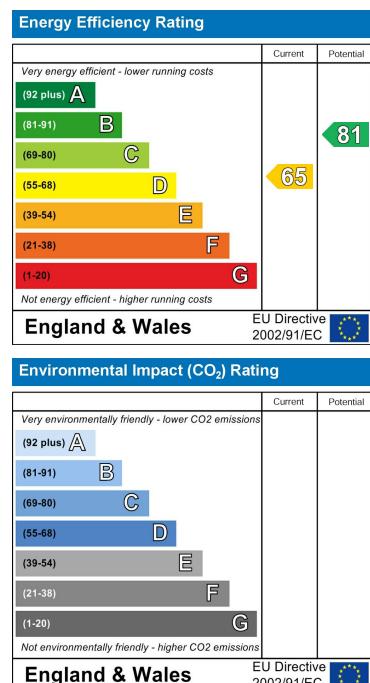
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.