

Whitakers

Estate Agents



65 Grimston Road, Anlaby, HU10 6SX

£130,000

**** NO ONWARD CHAIN ****

Introducing this semi-detached property which would make an ideal renovation project for a first time buyer or young family seeking the conveniences of the Anlaby village. A developer may also wish to arrange a viewing.

Wrought iron gates to the front aspect open to a paved forecourt with a graveled section, and boundary hedging to the surround. A side drive and attached garage accommodate off-street parking.

The main features include - entrance lobby, open plan lounge / dining room, and fitted kitchen. There are two double bedrooms, and a bathroom to the first floor.

Patio doors in the dining area open to the rear garden which is low maintenance in design, being paved with a wooden decking seating area, and fencing to the surround.

The accommodation comprises

Front external



Wrought iron gates to the front aspect open to a paved forecourt with a graveled section, and boundary hedging to the surround. A side drive and attached garage accommodate off-street parking.

Ground floor

Hall

UPVC double glazed door, electric storage heater, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge / dining room 19'4" x 6'6" (5.91 x 2.00)

Lounge



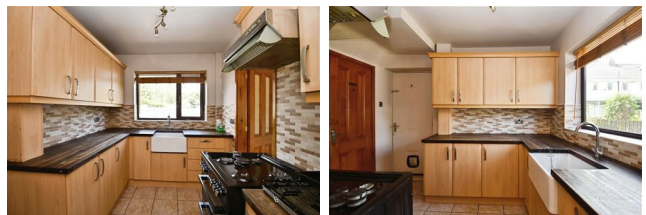
UPVC double glazed window, wall mounted fireplace, and laminate flooring.

Dining area



UPVC patio door, and laminate flooring.

Kitchen 12'4" x 8'3" (3.77 x 2.53)



UPVC double glazed window, under stairs pantry, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and provision for a gas cooker with extractor hood above.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring.

Bedroom one 9'0" x 14'0" (2.75 x 4.28)



UPVC double glazed window, over stairs storage cupboard, and laminate flooring.

Bedroom two 10'1" x 11'6" (3.09 x 3.52)



UPVC double glazed window, two built-in storage cupboards, and laminate flooring.

Bathroom



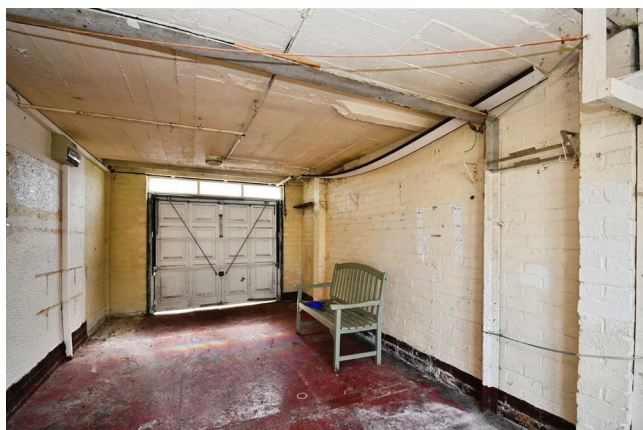
Upvc double glazed window, fully tiled, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden is low maintenance in design, being paved with a wooden decking seating area, and fencing to the surround. The residence also benefits from having a feature pond, wooden storage shed, and an outside tap.

Garage 20'2" x 10'4" (6.17 x 3.17)



Up-and-over door, French doors, power sockets, and wash basin with dual taps.

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 - ANL097065000
Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 7 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

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

