

Whitakers

Estate Agents



73 Hull Road, Anlaby, HU10 6SR

£230,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce traditional semi-detached property which has been lovingly cared for as a family home for over fifty years, and now ready for a new owner to appreciate as such.

Externally to the front aspect, there is a paved garden that accommodates off-street parking. A side drive extends down the side of the building to the back of the plot.

Upon entering the property, the resident is greeted by a welcoming hallway that follows to an open plan lounge / dining room, and fitted kitchen with extended utility room off.

A fixed staircase ascends to the first floor landing which leads to two fitted double bedrooms, a fitted third bedroom, and a large bathroom furnished with a three-piece suite.

Patio doors in the dining room open to the enclosed rear garden which is partly laid to lawn with well-stocked borders, and complimented with a patio seating area

Location

The accommodation is established within the heart of the Anlaby village, which hosts a range of local conveniences, ranging from convenience stores, dinning facilities, and other local businesses. The area is well-connected by highly accessible transport links that lead to the Hull city center and surrounding villages, but also to other nearby shopping parks. The residence also falls within the catchment of Ofsted highly rated schools, most notably the Anlaby Primary School and Springhead Primary School.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved garden that accommodates off-street parking. A side drive extends down the side of the building to the back of the plot.

Ground floor

Hallway

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

Cloakroom

UPVC double glazed window, and laminate flooring.

Open plan lounge / dining room

Lounge 13'5" x 10'7" (4.09 x 3.23)



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

Dining room 15'5" x 10'2" (4.72 x 3.10)



UPVC double glazed patio door, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Kitchen 10'11" x 6'0" (3.35 x 1.85)



UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Utility room



UPVC double glazed door and windows, central heating radiator, tiled flooring, and fitted eye level unit, worktop with splashback tiles above, and plumbing for a washer and a dryer.

First floor

Landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 15'0" x 10'4" (4.58 x 3.16)



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

Bedroom two 12'7" x 10'0" (3.85 x 3.07)



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

Bedroom three 7'11" x 6'1" (2.43 x 1.86)



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

Bathroom



Two UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising corner bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

Rear external



Patio doors in the dining room open to the enclosed rear garden which is partly laid to lawn with well-stocked borders, and complimented with a patio 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 - ANL112073000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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.

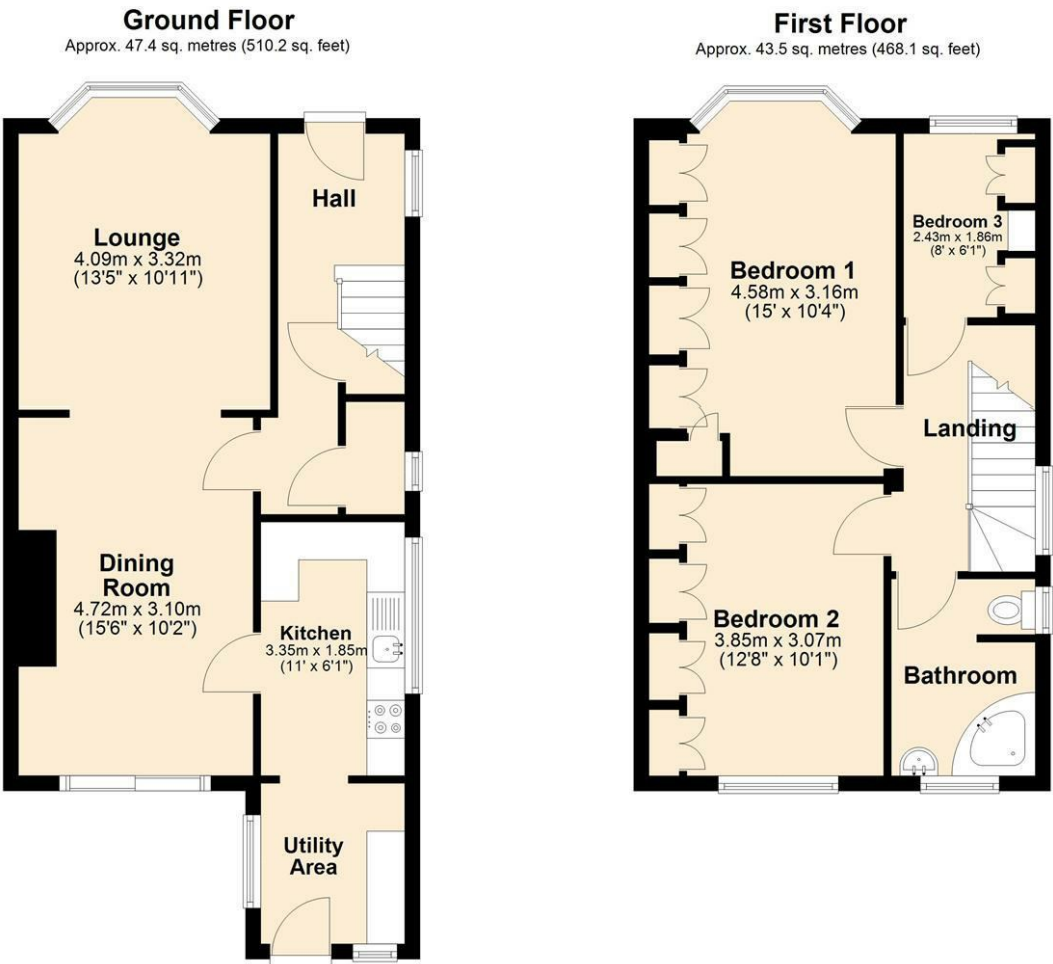
Free Market Appraisals / Valuations

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

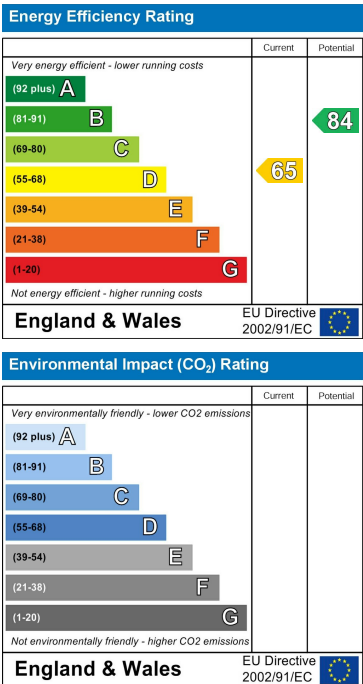


Total area: approx. 90.9 sq. metres (978.2 sq. feet)

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.