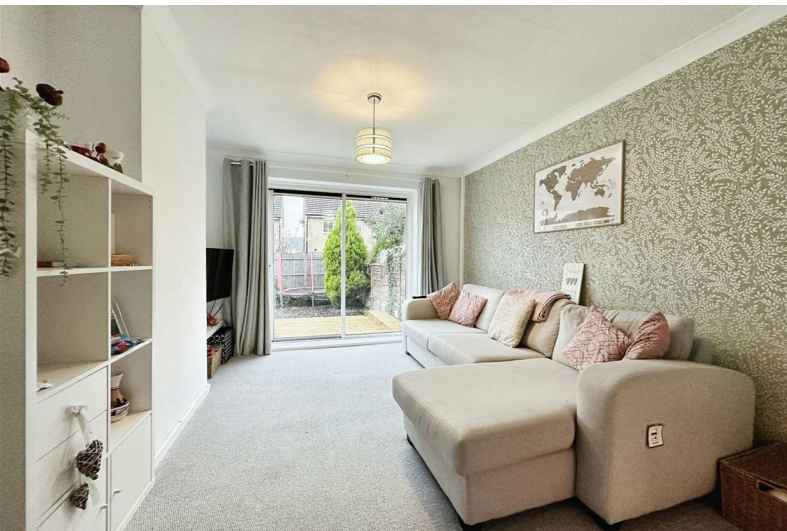




## 36 Legard Drive

, Anlaby, HU10 6UN

£185,000





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## Summary

A spacious and well presented three bedroom home, located in popular residential area in the heart of Anlaby. Close to a range of local amenities including shops, restaurants, schools and regular public transport links into the city centre.

Boasting a large driveway for ample off street parking, generous garden to the rear, two reception rooms and is neutrally decorated.

Priced to reflect the need for some cosmetic enhancement, the property benefits from gas central heating and UPVC double glazing throughout. Arranged over two floors, the property briefly comprises; to the ground floor, entrance hallway, spacious lounge, separate dining room and kitchen.

To the first floor is a central landing, three well proportioned bedrooms with fitted storage to two and the house bathroom with a three-piece suite in white.

Externally, is ample off-street parking to the front, access via the side to the rear garden with storage and outdoor WC and the rear is a large garden, mainly laid to lawn with two decking areas for seating.

Ideal for families and first time buyers alike. Viewing highly recommended and can be arranged via our office.

## Ground Floor

## Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, fixed staircase to the first floor, storage under the stairs, radiator and laminate flooring.

## Lounge

13'5" x 11'1" (4.11m x 3.40m)

To the rear with double glazed sliding patio doors, carpet flooring and radiator.

## Dining Room

12'3" x 9'5" (3.75m x 2.88m)

To the front with UPVC double glazed window, carpet flooring, radiator and door leading to the kitchen.

## Kitchen

11'4" x 9'10" (3.47m x 3.00m)

To the rear with UPVC double glazed window and a double glazed door to the side. Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to the splashback areas, inset sink, inset four-ring gas hob with extractor over and electric oven below. With ample space for a dining table, tiled flooring and radiator.

## First Floor

### Landing

Providing access to all first floor rooms.

### Bedroom One

13'7" x 9'11" (4.16m x 3.03m)

A double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator,

### Bedroom Two

11'1" x 11'3" (3.40m x 3.43m)

A second double bedroom to the rear with UPVC double glazed window, carpet flooring, two storage cupboards and radiator.

### Bedroom Three

10'0" x 7'3" (3.06m x 2.22m)

Third generous bedroom with UPVC double glazed window to the side, built in storage cupboard, carpet flooring and radiator.

### House Bathroom

7'0" x 5'5" (2.15m x 1.67m)

To the front with UPVC double glazed window. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

### Outside

Externally, to the front is a lawned garden with block paved driveway. To the rear is a lawned garden with two decking areas, perfect for outdoor seating.

### Side Porch

A side porch which is open to the rear and secure at the front. with two store cupboards and a WC with UPVC window.

### Council Tax Band

We have been advised the property is council tax band A, payable to East Riding of Yorkshire Council.

### ADDITIONAL INFORMATION

Tenure:

Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.





## Road Map



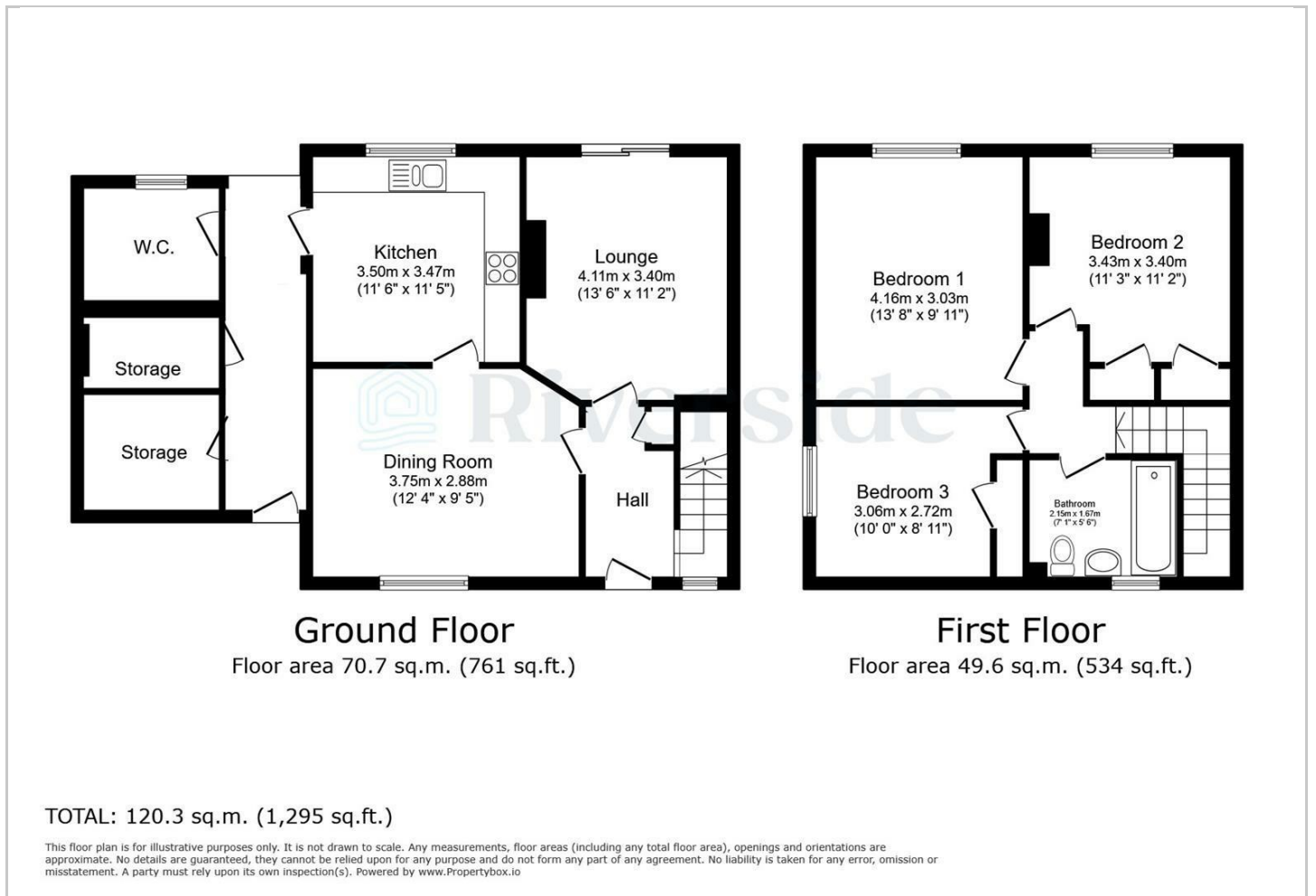
## Hybrid Map



## Terrain Map



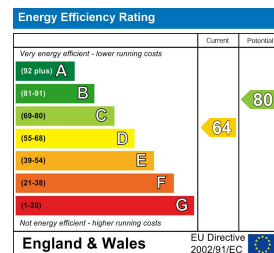
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.