



Hull Road, Anlaby, HU10

Offers Over £275,000













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Wigwam Homes are delighted to present this beautifully presented semi-detached property to the market. Briefly offering entrance hall, 2 reception rooms, downstairs WC and kitchen/diner to the ground floor. 3 bedrooms and family bathroom to the first floor. Bedroom with en-suite and storage room to the second floor. Large garden, driveway and single garage to the rear and side aspect.

Situated conveniently in the popular and desirable village of Anlaby. The property is in the heart of the village with a supermarket, chemist, bakery, fruit and veg shop along with a variety of restaurants, schools, café bars and takeaways all within a short walking distance. It is also within easy access of the Anlaby Retail Park. Also there's a regular bus service which operates to and from Hull City centre and surrounding villages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-Detached
- 4 Bedrooms
- 2 Reception Rooms
- Allocated Parking
- Garage

DETAILS

Entrance Hall

With laminate flooring, radiator, double glazed windows, door leading to lounge, stairs leading to the first floor and door leading to reception room.

Lounge

With carpet flooring, double glazed window, radiator and feature fireplace.

Dining Area

With carpet flooring, double glazed window, radiator and door leading to kitchen/diner.

Kitchen/Diner

With laminate flooring, double glazed window, storage cupboards, radiator, laminate work surfaces, extractor hood, hob, oven, sink/drainage, space for appliances and patio door leading to the rear garden.

Bedroom 1

With carpet flooring, radiator, double glazed window and fitted wardrobes.

Bedroom 2

With carpet flooring, double glazed window, fitted wardrobes and radiator.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bathroom

With vinyl flooring, double glazed window, radiator, WC, wash

hand vanity basin and shower cubicle with shower attachment.

Bedroom 4

With carpet flooring, door leading to bathroom, double glazed window, radiator and door leading to storage room.

En-suite

With laminate flooring, double glazed window, radiator, WC, wash hand vanity basin and shower cubicle with shower attachment.

Rear Garden

With patio, lawn, fence boundary, access to the garage and front aspect.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

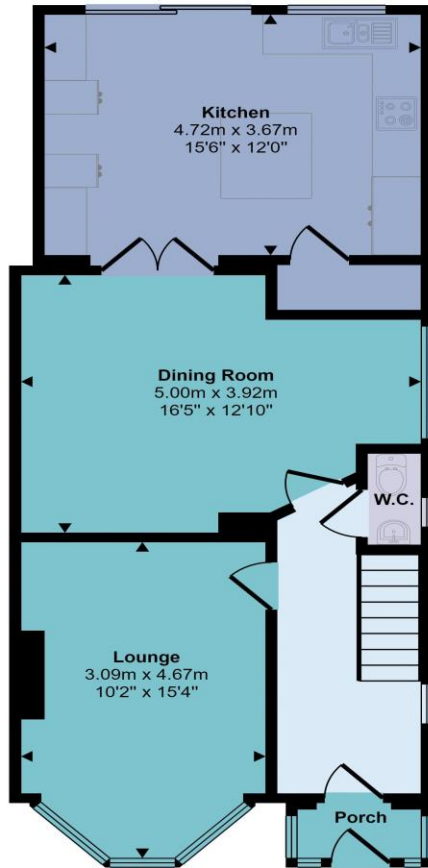
Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

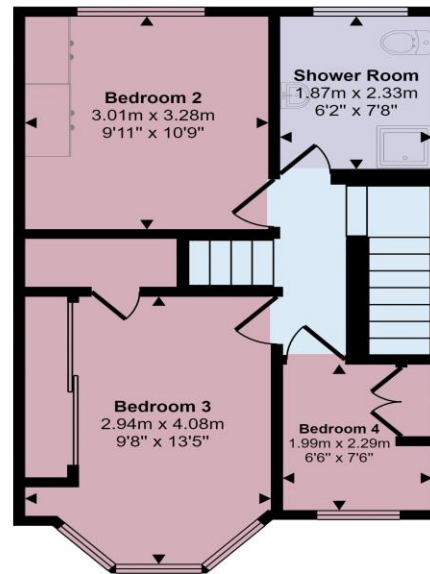
Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

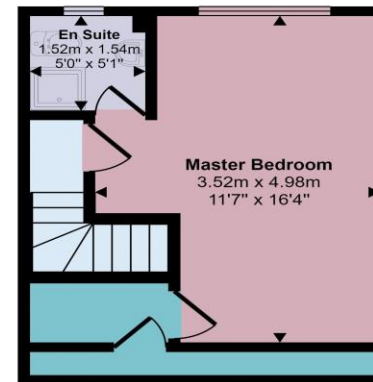
Approx Gross Internal Area
125 sq m / 1350 sq ft



Ground Floor
Approx 62 sq m / 664 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Second Floor
Approx 24 sq m / 258 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.