



Hull Road, Anlaby, Hull, HU10

Offers in Excess of £270,000

















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This charming semi-detached property is now available! Beautifully presented throughout! Briefly offering front porch, entrance hall, lounge/diner, kitchen/diner, utility room and bathroom to the ground floor. 3 bedrooms and bathroom to the first floor. Loft room to the second floor. Large gardens surrounding the property with driveway for parking.

Situated in the desirable village of Anlaby, best known for its peaceful surroundings and community feel. The neighbourhood features beautiful green spaces, local shops and great transport links to the Hull City Centre and surrounding villages. Additionally offering Anlaby retail park where there is the local Morrisons Superstore, M&S, Pets at Home, Asda Home, Next and many more!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- **Semi-Detached**
- **3 Bedrooms**
- **2 Bathrooms**
- **Loft Room**
- **Driveway**

DETAILS

Front Porch

With tiled flooring, double glazed window and door leading to the entrance hall.

Hallway

With laminate flooring, radiator, stairs leading to the first floor, doors leading to the lounge, utility and kitchen.

Lounge

With laminate flooring, feature fireplace, double glazed window, radiator and open arch leading to dining area.

Dining Area

With laminate flooring, radiator, double glazed window and door leading to utility room.

Kitchen/Diner

With laminate flooring, hob, oven, fan extractor, space for appliances, integrated microwave, double glazed window, radiator and laminate work surfaces.

Utility Room

With laminate flooring, laminate work surfaces, door leading to rear garden, storage cupboards and space for appliances.

Bathroom

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

Bedroom 1

With carpet flooring, radiator and double glazed window.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bathroom

With vinyl flooring, radiator, bath cubicle, shower attachment, hand wash pedestal basin, WC and double glazed window.

Loft

Fully boarded with laminate flooring, storage cupboard and double glazed window. 5.39m x 4.02m

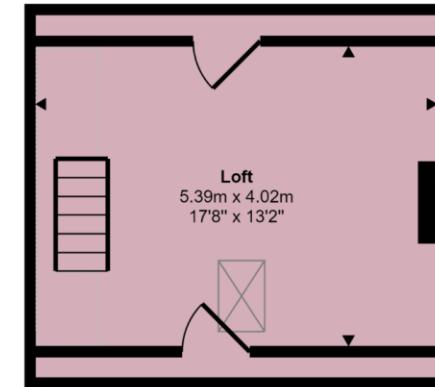
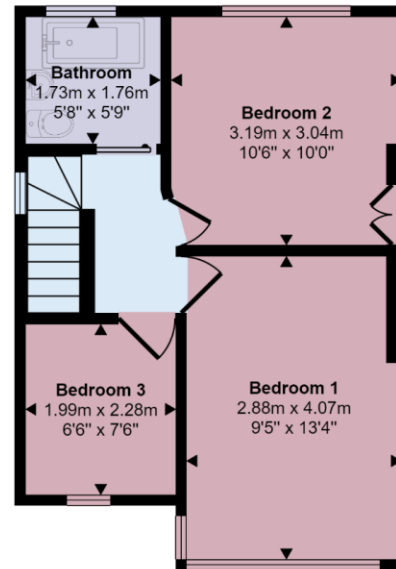
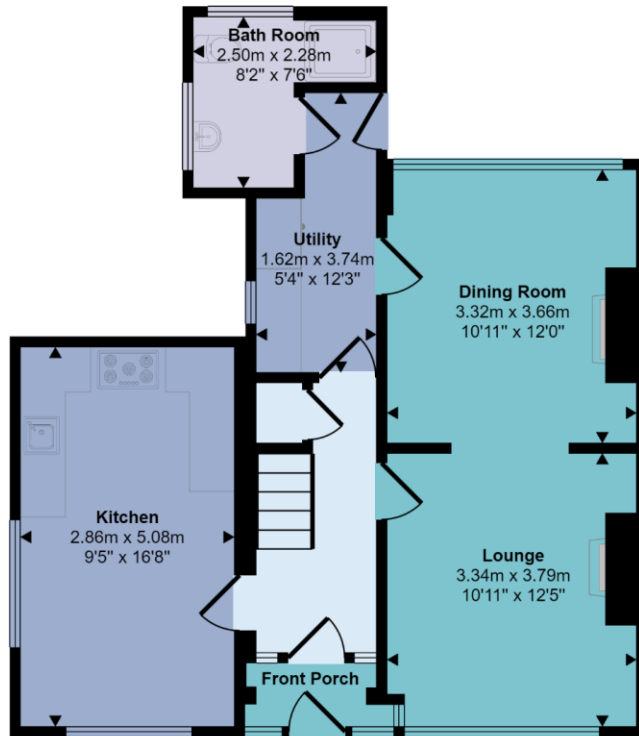
Front Garden

With lawn, hedge boundary, driveway and walk way leading to gate entrance.

Rear Garden

With lawn, patio and fence boundary.

Approx Gross Internal Area
121 sq m / 1299 sq ft



Denotes head height below 1.5m

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.