



Petfield Drive, Anlaby, HU10

Guide Price £230,000 - £240,000











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This charming semi-detached property is situated in a desirable village, providing a perfect opportunity for those looking to put their personal touch on a home in a sought-after location. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen/diner, ideal for family meals and entertaining guests. The ground floor also features a cosy lounge, creating ample living space for relaxation and gatherings. It also offers a downstairs WC.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering plenty of room for family or guests, alongside a bathroom and bedroom 1 offers a convenient en-suite. The property boasts a low maintenance artificial south facing rear garden, providing a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. The front aspect also offers a driveway space for 2 cars. This semi-detached home is in a tranquil village setting, perfect for those looking to create their dream living space.

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. Well regarded schools are also a short distance away such as Anlaby Primary School and Hessle High School. 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-Detached
- 3 Bedrooms
- En-Suite
- Downstairs WC
- Driveway 2 Parking Spaces

DETAILS

Entrance Hall

With laminate flooring, radiator, door leading to front aspect, door leading to lounge, door leading to kitchen/diner, door leading to downstairs WC and stairs leading to first floor.

Lounge

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

Kitchen/Diner

With laminate flooring, radiator, double glazed windows, cabinets, integrated hob, integrated oven, space for appliances, integrated dishwasher, integrated fridge/freezer, sink/drainage, fan extractor and patio doors leading to rear garden.

Downstairs WC

With laminate flooring, WC, radiator and pedestal hand wash basin.

Bedroom 1

With carpet flooring, radiator, double glazed windows and door leading to en-suite.

En-Suite

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

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bedroom 3

With carpet flooring, radiator and double glazed windows.

Bathroom

With vinyl flooring, radiator, WC, pedestal hand wash basin, bath tub with shower attachment.

Rear Garden

With patio flooring, low maintenance with artificial lawn, south facing, fence boundary, access to the front aspect and patio doors leading to the kitchen/diner.

Parking

Offers driveway for 2 cars to the front aspect

Viewings

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

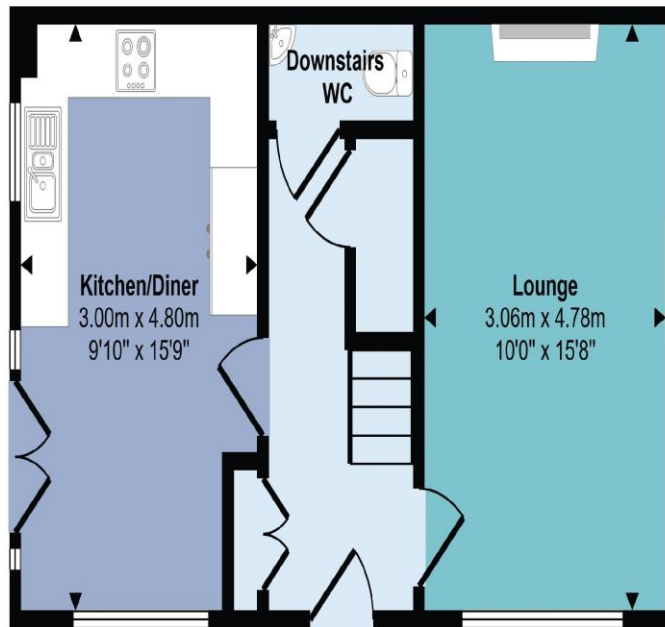
Fixtures & Fittings

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

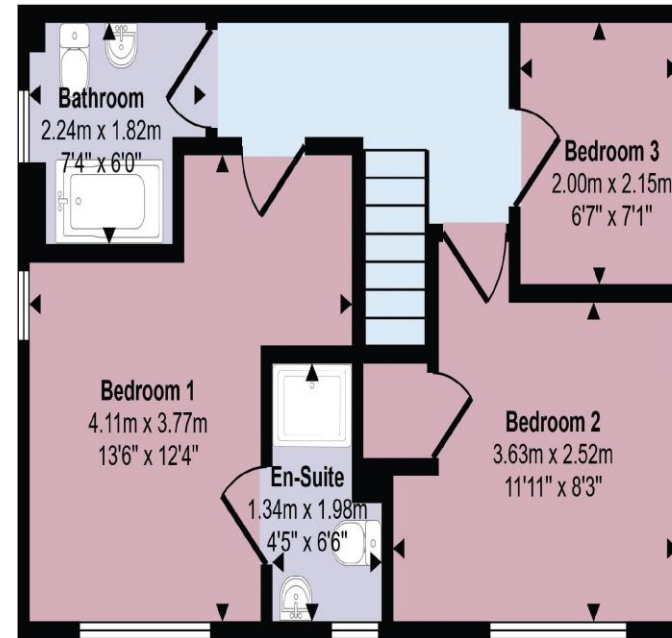
Free Market Appraisals / Property Valuations

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
79 sq m / 848 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 39 sq m / 425 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.