



128 Woodland Drive, Anlaby HU10 7HT
£289,950

- Spacious semi-detached family home
- Superb elevated plot
- In excess of 1100 square feet
- uPVC double glazing & gas central heating
- Modernised throughout
- Modern kitchen & modern family bathroom
- 2 reception areas, 3 double bedrooms
- Well tended gardens, private driveway & brick garage
- EPC Rating: E
- Council Tax Band: D

Located within this highly regarded area, we are delighted to offer to the market this well presented, modernised semi-detached family home. The property enjoys uPVC double glazing and gas central heating and in brief enjoys, Entrance Hallway, WC, Lounge, Dining Room and modern fitted Breakfast Kitchen with built-in appliances. To the first floor the landing leads to THREE good size Bedrooms and a modern Bathroom. Enjoying a prime elevated plot the driveway provides off-street parking, double gates lead down to the garage with store to the side. The garden is well tended with garden shed. Having seen this property be transformed, by the current owners we look forward to showing you around!

LOCATION

Woodland Drive is located off Beverley Road, Anlaby and Tranby Lane and is a popular residential area lying only a mile from the centre of the village of Anlaby. Anlaby has an excellent range of local amenities and facilities including regular bus services. The local schools are St Andrew's Primary, Wolfreton School, Wolfreton Senior School and also Hull Collegiate and Hymers which are within a short driveable distance. Ideally located for motorway access via the A63/M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation, attractive vinyl flooring, storage cupboard and downstairs w.c.

W.C.

uPVC double glazed window to the side elevation, two piece modern suite in white comprising low level w.c. and wash hand basin set in vanity unit.

LOUNGE/DINING ROOM

LOUNGE AREA

15' x 12'2" (4.57m x 3.71m)
uPVC double glazed window to the front elevation, modern fireplace with living flame gas fire and TV aerial point.

DINING AREA

13'3" x 9'9" (4.04m x 2.97m)
Attractive grey vinyl flooring and uPVC double glazed French doors opening out onto the rear garden. Door into:

BREAKFAST KITCHEN

13' x 12'9" (3.96m x 3.89m)
uPVC double glazed window to the rear elevation and uPVC door leading out into the rear garden, an extensive range of Shaker style base and wall units with contrasting work surfaces, stainless steel electric oven with gas hob, stainless steel chimney extractor and tile splashbacks, one and a quarter bowl sink unit with drainer and mixer tap, and space for fridge freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and fitted storage cupboard.

BEDROOM 1

13'7" x 12'9" (4.14m x 3.89m)
uPVC double glazed window to the front elevation.

BEDROOM 2

12'3" x 11'2" (3.73m x 3.40m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

13' x 9'5" (3.96m x 2.87m)
uPVC double glazed window to the front elevation and storage cupboard.

BATHROOM

11'9" maximum x 9'5" maximum (3.58m maximum x 2.87m maximum)
Two uPVC double glazed windows to the rear elevation, modern three piece suite in white comprising P-shaped bath with curved shower screen and shower over, wash hand basin set in vanity unit and low level w.c. all beautifully finished with tiled splashbacks and feature border tiling.

OUTSIDE

A raised driveway extends from the front of the property and down the side providing private off-street parking. Double timber gates give access to the brick built garage which has up-and-over door, power and light and also has a store area to the side with personnel door.

The rear garden has a patio area leading down to a lawned garden with well stocked borders and a garden shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

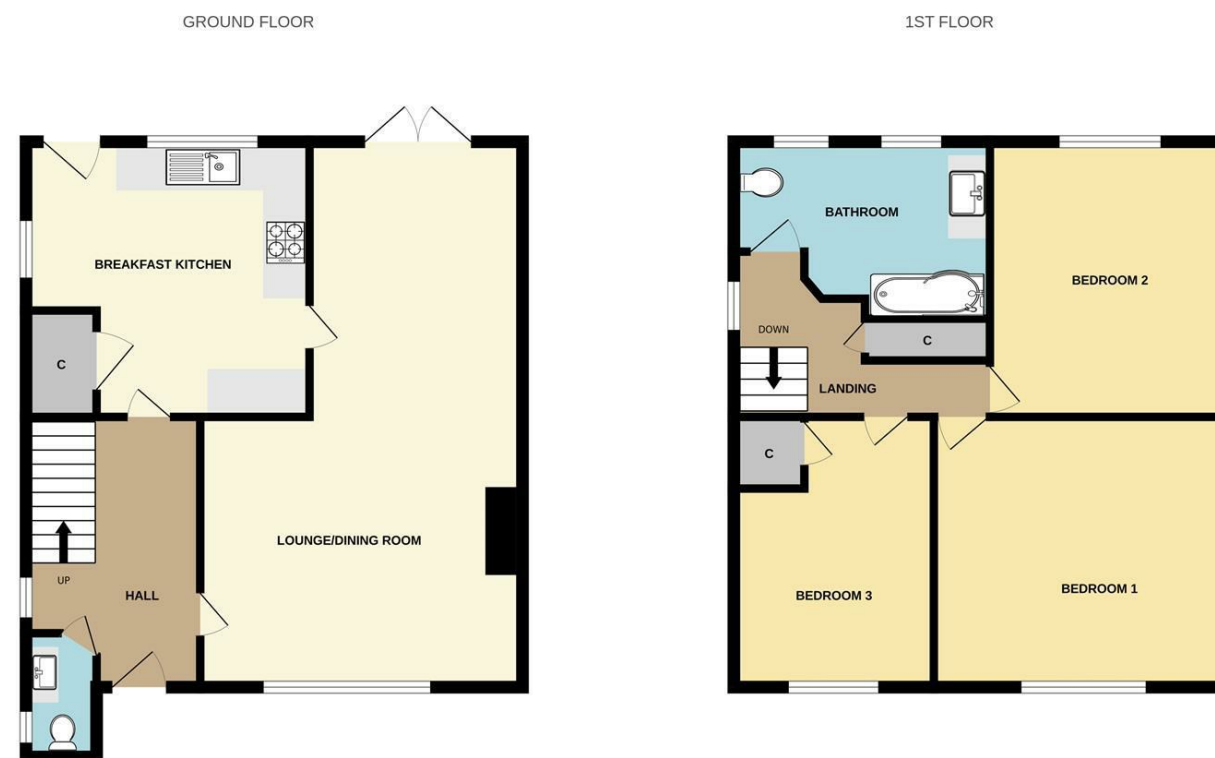
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024