



**8 Loxley Green, Hull HU4 7SJ**  
**Offers Over £230,000**

- Extended semi-detached house
- Cul-de-sac location
- No onward chain
- Beautifully presented throughout
- 2 receptions
- Kitchen with integrated & built-in appliances
- 3 bedrooms (2 fitted)
- Modern shower room
- Beautifully tended gardens, driveway & garage
- EPC Rating: C Council Tax Band; C

Enjoying a prime cul-de-sac location and presented to the market with no onward chain, this beautifully presented, extended semi-detached home is now available for viewing. The property enjoys uPVC double glazing and gas central heating, and in brief comprises welcoming entrance hallway, spacious lounge, dining/sitting room overlooking the garden with French doors, modern fitted kitchen with built-in and integrated appliances, three bedrooms, two of which are fitted, and a modern bathroom. The gardens are well tended and a block sett driveway extends from the front and down the side to the brick built garage. Simply ready to key turn and move into, this delightful property now awaits its new owners to which an early viewing is a definite must.

## LOCATION

Loxley Green is located off Colville Avenue which in turn is located off Trenton Avenue off Anlaby High Road, and is within the catchment area for both Anlaby Acre Heads Primary School and Wolfreton School and Sixth Form. Lying within ease of reach of local shops in Anlaby Common and with ease of access to Anlaby village, and lying approximately 3 miles West of Hull city centre. In Anlaby village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

A black composite door with glazed inserts and full side window leads into:

### ENTRANCE HALLWAY

Wood laminate flooring and staircase to the first floor accommodation.

### CLOAKROOM

walk in cupboard.

### LOUNGE

23'9" x 10'10" decreasing to 7'6" (7.24m x 3.30m decreasing to 2.29m)

Arch opening into the dining/sitting room, uPVC double glazed picture bay window to the front elevation, limestone fireplace with living flame electric fire and TV aerial point.

### DINING/SITTING ROOM

11'8" x 8'9" (3.56m x 2.67m)

uPVC double glazed French doors opening out into the rear garden, uPVC double glazed window to the side elevation and attractive wood laminate flooring.

### KITCHEN

9'8" x 8'9" (2.95m x 2.67m)

uPVC door and window to the side elevation, an extensive range of Ivory Shaker style base and wall units incorporating storage drawers, wood effect work surfaces and tile splashbacks, under unit lighting, integrated Neff appliances comprising slimline dishwasher, fridge, washer/dryer and stainless steel Neff electric oven with ceramic Neff hob and extractor, recessed storage area and access to further storage under the stairs. Understairs cupboard housing the firdge freezer.

### FIRST FLOOR

### LANDING

Access to loft via wooden ladder style steps, linen cupboard and uPVC double glazed window to the front elevation.

### LOFT AREA

A wooden ladder provides access to the carpeted loft area which has Velux roof windows, power, light and heating. Please note this has no regulations and is being marketed as loft space only

### BEDROOM 1

10'10" to wardrobes x 9'3" plus door well (3.30m to wardrobes x 2.82m plus door well)

uPVC double glazed window to the front elevation and modern oak effect wardrobes with mirrored fronts incorporating drawers providing hanging and storage facilities.

### BEDROOM 2

10'8" x 9'8" plus door well (3.25m x 2.95m plus door well )

uPVC double glazed window to the rear elevation.

### BEDROOM 3

7'4" x 7'2" maximum (2.24m x 2.18m maximum )

uPVC double glazed window to the front elevation and fitted wardrobes with overhead units.

### SHOWER ROOM

7' x 5'5" (2.13m x 1.65m)

uPVC double glazed window to the rear elevation, three piece modern suite in white comprising independent shower cubicle and oak effect vanity unit with storage unit housing wash hand basin and low level w.c. all beautifully complemented with full height Italian style tiling. Towel radiator.

### OUTSIDE

To the front of the property there is a block sett driveway which extends down the side to the brick built garage with up-and-over door, power and light. and which could be converted to create a home office if required (subject to the relevant permissions). There is a small ornamental brick wall to the front boundary and planted shrubs.

The rear garden is beautifully presented with a block sett patio leading to a lawn with shrubs to the borders. There is access to the garage from a side personal door.

### 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.

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