



The Property Specialists

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**9 Hickling Close, Anlaby HU10 6SY**  
**Guide Price £139,950**



- No onward chain
- Well-proportioned throughout
- 3 bedrooms/2 reception rooms
- First floor modern bathroom
- Close to the amenities
- EPC Rating: C
- Council Tax Band: A

A much loved and well-proportioned family house situated in a superb position close to the amenities of the village of Anlaby and also Anlaby Retail Park. Offered to the market with no onward chain, the property offers two reception rooms to the ground floor in addition to a modern kitchen, and with three good sized bedrooms to the first floor there is also a recently refitted shower room with separate w.c. Situated on a cul-de-sac with well tended gardens to both front and rear, viewing is highly recommended.

LOCATION

The property lies on the small cul-de-sac forming Hickling Close, which is accessed off Grimston Road close to its junction with Springfield Way in Anlaby. This superb position not only allows ease of access to the amenities of Anlaby Retail Park but also to the shops and services on Anlaby Common and in Anlaby village itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

9'6" x 6'6" (2.90m x 1.98m)  
A uPVC front door with glass panels either side and stairs to the first floor accommodation.

LIVING ROOM

11'11" x 13'4" (3.63m x 4.06m)  
A well-proportioned room with an attractive fireplace housing an electric fire with marble hearth and back, window to the front elevation and timber glass panelled doors opening through into the dining room.

DINING ROOM

10'4" x 8'9" (3.15m x 2.67m)  
Window to the rear elevation.

KITCHEN

11'11" x 9'6" (3.63m x 2.90m)  
Offering a range of wall and base storage units with oak style fronts, granite style laminate work surfaces and ceramic tile splashbacks, electric hob with extractor over, integrated oven and grill, stainless steel sink and drainer, space and plumbing for fridge freezer, washing machine and tumble dryer, uPVC glass panelled door opening onto the rear garden and a further window over the sink. Pantry cupboard shelved out for storage and with window to the side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 11'2" (3.63m x 3.40m)  
Window to the front elevation.

BEDROOM 2

10'1" x 8'9" (3.07m x 2.67m)  
Two built-in cupboards, one housing a modern Worcester Bosch boiler, and window to the rear elevation.

BEDROOM 3

8'11" x 9'1" (2.72m x 2.77m)  
Window to the front elevation.

BATH/SHOWER ROOM

Recently updated with walk-in shower and attractive wet wall panelling, pedestal hand wash basin and window to the rear elevation. .

SEPARATE W.C.

Close coupled w.c. and window to the rear elevation.

OUTSIDE

The property is set back from the cul-de-sac and has the benefit of a wide verge which is maintained by the Local Authority. The front garden has an area of lawn which sits behind a privet hedge.

The rear garden is well tended with a central lawn and flower beds which have been laid under ornamental bark chippings. There are two brick sheds and a timber gate provides a tunnelled access to the front of the property.

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.

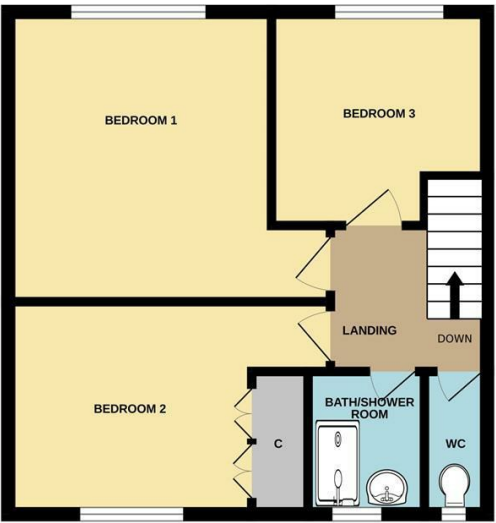
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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.  
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



1ST FLOOR



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.  
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