









Welcome to

Anchor Road, Hull

Situated in this quiet and popular location, this property has easy access to local amenities and is on an easy bus route to the city centre.













Entrance Hall

Double glazed entrance door to the front, radiator and spotlights.

Lounge

15' 7" x 13' (4.75m x 3.96m)

Double glazed window to the front, electric fireplace and a radiator.

Reception Room 2

19' 3" x 9' 9" (5.87m x 2.97m)

Double glazed french style doors to the conservatory, storage cupboard, understairs storage and a radiator.

Kitchen

15' 4" x 12' 5" (4.67m x 3.78m)

Fitted kitchen with a range of wall and base units, space for large cooker, hood, 1 1/2 sink and drainer, integrated washing machine, integrated tumbledryer, integrated fridge freezer, integrated dishwasher, integrated microwave, radiator, double glazed window to the side and double glazed window to the rear.

Conservatory

Double glazed window to the rear, double glazed windows to both sides and double glazed door to the side.

Bedroom 3

9' 2" x 9' 9" (2.79m x 2.97m) Window and a radiator.

Landing

Two large storage units.

Bedroom 1

12' x 13' 4" (3.66m x 4.06m)

Window to the side, fitted wardrobes, spotlights and a radiator.

En-Suite

En-suite with walk in shower, low level W/C, vanity basin and spotlights.

Bedroom 2

10' 3" x 12' 9" (3.12m x 3.89m)

Double glazed window to the rear and a radiator.

Bathroom

Bathroom with bath with mixer taps, low level W/C, vanity basin, chrome style ladder radiator, spotlights, extractor fan and double glazed window to the side.

Loft Space

22' 10" x 6' 1" (6.96m x 1.85m)

Front Garden

Low maintenance front garden with gravelled area, wall to boundary and wrought iron gates leading to the side block paved shared driveway.

Rear Garden

Rear garden with paved patio area, turf, gate to driveway and timber fence to boundary.

Garage

17' x 8' 5" (5.18m x 2.57m)

Up and over door, side access door and light.

Agents Note

The property has solar panels which we understand are rented.





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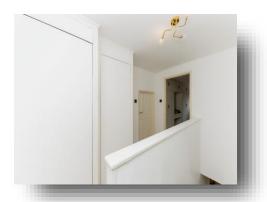
- 3 Bedroom Semi-Detached Dormer Bungalow
- Spacious Kitchen
- Recently Refurbished
- Close To Local Amenities
- Easy Bus Routes To The City Centre

Tenure: Freehold EPC Rating: B

Directions to this property:

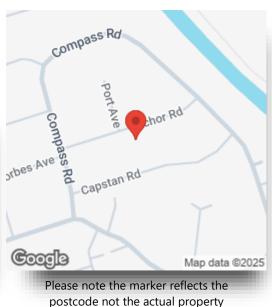
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

£240,000









view this property online williamhbrown.co.uk/Property/NEA119557



Property Ref: NEA119557 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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