



**Lawrance Avenue, Anlaby HU10 7DL**

**Welcome to**

**Lawrance Avenue, Anlaby**

GUIDE PRICE £365,000 - £375,000

Beautiful Detached Home In Anlaby with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage - Call now to book your viewing!





## Entrance Hall

With double glazed door to the front, radiator, storage cupboard and stairs to the First Floor.

## Cloakroom

With low level wc, wash hand basin, extractor fan and radiator.

## Lounge

10' 6" x 19' 3" into window ( 3.20m x 5.87m into window )  
With double glazed bow window to the front, 2 radiators and television point.

## Kitchen/ Diner

15' 1" x 19' 7" ( 4.60m x 5.97m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas 5 burner hob, double electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, television point, radiator and double glazed french style doors leading to the Rear Garden.

## Utility Room

6' 1" x 7' 3" ( 1.85m x 2.21m )  
With a range of wall and base units, work surfaces, radiator and double glazed door leading to the Rear Garden.

## First Floor

### Bedroom 1

11' 8" x 15' 2" to front of wardrobes ( 3.56m x 4.62m to front of wardrobes )  
With 2 double glazed windows to the front, radiator and fitted wardrobes.

### En Suite

En Suite with shower cubicle, low level wc, wash hand basin, towel style radiator and extractor fan.

### Bedroom 2

10' 2" to rear of wardrobes x 13' 2" ( 3.10m to rear of wardrobes x 4.01m )  
With double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

8' 8" x 13' 4" ( 2.64m x 4.06m )  
With double glazed window to the front and radiator.

### Bedroom 4

11' 5" x 10' 2" ( 3.48m x 3.10m )  
With double glazed window to the rear and radiator.

## Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, towel style radiator, extractor fan and double glazed window to the rear.

## Outside

### Front Garden

With lawned area, shrubs, side access gate and private driveway providing off street parking.

### Rear Garden

With paved patio area, lawned area and fenced surround.

### Integral Garage

17' 1" x 8' 4" ( 5.21m x 2.54m )  
With up and over door.



**view this property online** [williamhbrown.co.uk/Property/WBY109650](http://williamhbrown.co.uk/Property/WBY109650)



## Welcome to

### Lawrance Avenue, Anlaby

- GUIDE PRICE £365,000 - £375,000
- 4 Bedroom Detached Home In Anlaby
- Master Bedroom With En Suite
- Modern Open Plan Kitchen/Diner & Utility Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: B

guide price

**£365,000 - £375,000**



### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY109650](http://williamhbrown.co.uk/Property/WBY109650)



Property Ref:  
WBY109650 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williamhbrown.co.uk](http://williamhbrown.co.uk)