



**Anlaby Road, Hull HU4 7PN**



**Welcome to**

**Anlaby Road, Hull**

Fabulous Home In West Hull with - Lounge, Dining Room, Study, Fitted Kitchen, Utility Room, 4 Bedrooms (Master With En Suite & Dressing Room), Shower Rooms on Both Floors, Roof Garden, Summer House, Entertainment Space/Cinema, Spa, Gardens, Garage & Off Street Parking!



## Reception Entrance Hall

With double glazed door to the front, 2 double glazed windows to the front, understairs cupboard, 2 further cupboards, radiator and stairs to the First Floor.

## Lounge

15' 11" max x 21' 3" into bay ( 4.85m max x 6.48m into bay )  
With double glazed bay window to the front, wall light points, television point, feature log burner and coving to the ceiling.

## Dining Room

14' 1" x 19' ( 4.29m x 5.79m )  
With 2 double glazed arched windows to the side, feature gas fire with wooden surround, wall light points, radiator, coving to the ceiling and double glazed bi-folding doors to the rear.

## Study/ Bedroom 3

11' 9" into bay x 14' 8" ( 3.58m into bay x 4.47m )  
With double glazed bay window to the front, radiator, fitted office furniture and coving to the ceiling.

## Bedroom 4

11' 1" x 12' 7" ( 3.38m x 3.84m )  
With double glazed window to the side, radiator and coving to the ceiling.

## Shower Room

With shower cubicle, low level wc, vanity wash hand basin, shaver point and chrome effect towel style radiator.

## Kitchen

16' 5" x 13' 7" ( 5.00m x 4.14m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, four electric ovens, induction hob, cooker-hood, integrated fridge freezer, 2 integrated dishwashers, feature radiator, spot light points, double glazed window to the rear and double glazed door to the rear.

## Utility Room

11' x 6' 3" ( 3.35m x 1.91m )  
With a range of base units, work surfaces, sink and drainer unit, radiator, plumbing for an automatic washing machine and double glazed window to the rear.

## First Floor

### Landing

With double glazed window to the front, radiator and double glazed patio style doors leading to the Roof Garden.

### Roof Garden

With artificial lawned area and electric points.

### Bedroom 1

13' x 13' 3" to front of wardrobes ( 3.96m x 4.04m to front of wardrobes )  
With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

### En Suite

With double glazed window to the side, low level wc, shower cubicle, extractor fan, twin wash hand basins and chrome effect towel style radiator.

### Dressing Room

6' x 5' 3" to front of wardrobe ( 1.83m x 1.60m to front of wardrobe )  
With double glazed window to the rear, shaver point and fitted wardrobes.

### Bedroom 2

15' x 9' 9" ( 4.57m x 2.97m )  
With double glazed window to the front, radiator and coving to the ceiling.

### Bathroom

Bathroom with freestanding bath, shower cubicle, vanity wash hand basin, low level wc, storage cupboard, towel style radiator, shaver point and double glazed window to the side.

## Outside

### Front Garden

With 2 sets of electric gates, electrical sockets and gravelled driveway providing off street parking.

### Rear Garden

Rear Landscaped Garden with paved patio area, lawned area, wall, borders housing plants and shrubs, path, electrical sockets, laurel hedging and wooden gate.

### Spa

18' 5" x 9' 3" ( 5.61m x 2.82m )  
With 2 electric heaters and hot tub (to be negotiated).

### Summer House

10' 4" x 15' 9" ( 3.15m x 4.80m )  
With 2 double glazed windows to the side and double glazed door with matching side screens.

### Entertainment Space/ Cinema

21' 2" x 32' ( 6.45m x 9.75m )  
With double glazed door to the front, feature log burner, bar and projector with screen (to be negotiated). Utility Area with a range of base units, sink and drainer unit and dishwasher. Cloakroom with low level wc, vanity wash hand basin and electric towel style radiator.

### Garage

17' 7" x 17' 6" ( 5.36m x 5.33m )  
With power and light, double glazed windows to the side and rear and up and over electronic doors.



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## Welcome to

### Anlaby Road, Hull

- Stunningly Presented Throughout!
- Entertainment Space/ Cinema & Summer House & Spa
- Beautiful Master Bedroom With En Suite & Dressing Room
- South Facing Garden
- MUST BE VIEWED TO APPRECIATE THE BEAUTY AND SPACE ON OFFER!

Tenure: Freehold EPC Rating: D

# £500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WBY110112 - 0007

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