



Saffrondale, Anlaby HU10 6QB

Welcome to

Saffrondale, Anlaby

GUIDE PRICE £130,000 - £140,000

Lovely Home In Anlaby with - Entrance Porch, Lounge, Fitted Kitchen, 2 Bedrooms & Loft Space, Family Bathroom & Gardens! Call us now to book your viewing!



Entrance Porch

With double glazed door to the front and double glazed windows to the front and side.

Lounge

16' 1" max x 15' 2" max (4.90m max x 4.62m max)
With double glazed window to the front, gas fire with wooden surround, 2 radiators, television point, coving to the ceiling, stairs to the First Floor and double glazed french style doors to the front.

Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, double electric oven, gas hob, cooker-hood, understairs cupboard, storage cupboard, radiator, plumbing for an automatic washing machine, space for a dryer, double glazed window to the side, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the rear and fixed staircase to the Loft Space.

Bedroom 1

9' 9" x 14' 4" max (2.97m x 4.37m max)
With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

11' 5" into access x 9' 6" (3.48m into access x 2.90m)
With double glazed window to the front, radiator and coving to the ceiling.

Loft Space

18' 3" x 10' (5.56m x 3.05m)
With skylight window to the rear, eaves storage, radiator and spot light points.

Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, 2 towel style radiators and 2 double glazed windows to the rear.

Outside

Front Garden

With lawned area, wall, path, shrubs, wrought iron gate and fencing.

Rear Garden

With paved patio area, lawned area, trees/shrubs, rear gate to tenfoot and brick built outbuilding.



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Welcome to

Saffrondale, Anlaby

- GUIDE PRICE £130,000 - £140,000
- Lovely Home For Sale In Anlaby
- 2 Bedrooms & Loft Space
- Well Presented Throughout!
- Family Bathroom With Bath & Shower Cubicle

Tenure: Freehold EPC Rating: C

guide price

£130,000 - £140,000

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

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Property Ref:
WBY110222 - 0002

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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