









Welcome to

First Lane, Anlaby

GUIDE PRICE £200,000 - £210,000

Lovely Home On First Lane In Anlaby, Redecorated Throughout with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner/Day Room, Ground Floor Shower Room, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call us now to book your viewing!













Entrance Hall

With double glazed door to the front with matching side screens, understairs cupboard, radiator and double glazed window to the side.

Lounge

10' 2" x 12' 7" (3.10m x 3.84m)

With double glazed window to the front, television point and radiator.

Dining Room

12' x 9' 8" (3.66m x 2.95m)

With radiator and double glazed patio style doors.

Kitchen/ Diner/ Day Room

20' 9" x 17' 2" (6.32m x 5.23m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, 5 burner gas hob, double electric oven, cooker-hood, spot light points, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher and double glazed windows to the front and side.

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator, extractor fan and double glazed window to the rear.

First Floor

Landing

With double glazed window to the side.

Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m)

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

Bedroom 2

 $12' \ 1" \ x \ 10' \ 5"$ to rear of wardrobes ($3.68 \ x \ 3.17 \ m$ to rear of wardrobes)

With double glazed window to the rear and radiator.

Bedroom 3

7' 3" x 6' 8" (2.21m x 2.03m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With hedging and gravelled driveway providing off street parking.

Rear Garden

With lawned area, raised decking area, hedging, outside tap, timber fencing and shed with electrics.





Welcome to

First Lane, Anlaby

- GUIDE PRICE £200,000 £210,000
- 3 Bedroom Home On First Lane In Anlaby Offered With NO CHAIN
- Open Plan Kitchen/Diner/ Day Room
- Lounge & Dining Room & Off Street Parking
- Ground Floor Shower Room & First Floor Bathroom

Tenure: Freehold EPC Rating: D

Directions to this property:

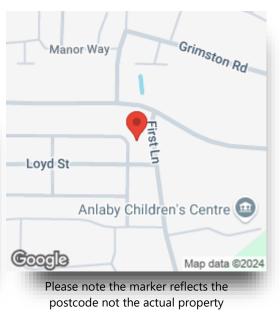
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

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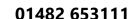


view this property online williamhbrown.co.uk/Property/WBY110339



Property Ref: WBY110339 - 0006 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 quidance 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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