



**First Lane, Anlaby HU10 6UD**

**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 ( 3.68m x 3.17m 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.



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## 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

## £200,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110339 - 0006

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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.

### 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.



william h brown



**01482 653111**



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