









# Welcome to

# Wilson Street, Anlaby

Beautiful Dormer Bungalow In Anlaby with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 4 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call today and book your viewing!













#### **Entrance Porch**

With double glazed door to the front.

#### **Entrance Hall**

With storage cupboard and stairs to the First Floor.

# Lounge

11' 9" x 18' 1" into bay ( 3.58m x 5.51m into bay ) With double glazed bay window to the front, electric inset fire, television point, radiator and coving to the ceiling.

# **Dining Room**

11' 9" x 11' 9" ( 3.58m x 3.58m ) With radiator, television point and double glazed

### Kitchen

9' 8" x 14' 1" ( 2.95m x 4.29m )

patio style doors to the rear.

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, spot light points, space for a tumble dryer, plumbing for an automatic washing machine, plumbing for a dishwasher and double glazed windows to the side and rear.

# **Bedroom 1**

11' 9"  $\times$  12' 5" to rear of wardrobes (  $3.58m \times 3.78m$  to rear of wardrobes )

With double glazed window to the front, radiator, television point, coving to the ceiling and fitted wardrobes.

# **Bedroom 2**

11' 8" to rear of wardrobes x 8' 6" ( 3.56m to rear of wardrobes x 2.59m )

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

# **Bathroom**

Bathroom with freestanding bath, vanity wash hand basin, low level wc, extractor fan, spot light points, towel style radiator and 2 double glazed windows to the side.

#### **First Floor**

# Landing

With radiator.

#### **Bedroom 3**

11' x 12' 1" ( 3.35m x 3.68m )

With double glazed window to the rear, radiator, spot light points and storage cupboard.

## **Bedroom 4**

7' 7" x 8' 7" ( 2.31m x 2.62m )

With double glazed window to the front, radiator and spot light points.

#### Outside

#### **Front Garden**

With shrubs/plants, wall, side access gate and block paved driveway providing off street parking.

#### Rear Garden

With raised decking area, paved patio area, borders housing plants/shrubs and fenced surround.

# Garage





# Welcome to

# Wilson Street, Anlaby

- 4 Bedroom Dormer Bungalow In Anlaby
- Well Presented Throughout!
- Lounge & Dining Room
- Off Street Parking & Garage
- Excellent & Popular Residential Location

Tenure: Freehold EPC Rating: C







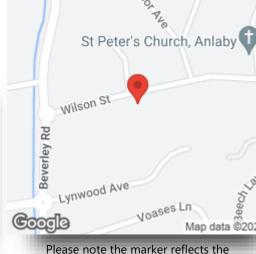
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





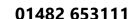
postcode not the actual property

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Property Ref: WBY110323 - 0003 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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