



Hull Road, Anlaby Common HU4 7RR

Welcome to

Hull Road, Anlaby Common

3 Bedroom Home On Anlaby Common with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, 3 Bedrooms, Shower Room, Gardens & Off Street Parking! Call now and book your viewing!



Entrance Porch

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

Entrance Hall

With door to the front, radiator and coving to the ceiling.

Lounge

14' 7" into bay x 10' 9" (4.45m into bay x 3.28m)

With double glazed bay window to the front and radiator.

Dining Room

14' 7" max x 13' 9" into recess (4.45m max x 4.19m into recess)

With double glazed window to the rear, 2 storage cupboards, gas fire and coving to the ceiling.

Kitchen

11' 9" x 6' 1" (3.58m x 1.85m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, double glazed windows to the side and rear and loft access.

Conservatory

9' 3" x 8' 11" (2.82m x 2.72m)

With double glazed windows to the rear and double glazed door to the rear.

First Floor

Landing

With double glazed window to the side.

Bedroom 1

10' 6" to rear of wardrobes x 11' 9" (3.20m to rear of wardrobes x 3.58m)

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

Bedroom 2

10' 6" to rear of wardrobes x 11' (3.20m to rear of wardrobes x 3.35m)

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

Bedroom 3

9' 1" x 6' 1" (2.77m x 1.85m)

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

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, 2 radiators and double glazed window to the side.

Outside

Front Garden

With gravelled area, path, wall, wrought iron gate and timber fencing.

Rear Garden

With patio area, bushes/shrubs, fenced surround and parking to the rear.



view this property online williamhbrown.co.uk/Property/WBY110423



Welcome to

Hull Road, Anlaby Common

- House For Sale On Hull Road, Anlaby Common
- 3 Bedrooms
- Lounge & Dining Room
- Conservatory & Off Street Parking
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: E

£150,000



view this property online williamhbrown.co.uk/Property/WBY110423



Property Ref:
WBY110423 - 0004

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.

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.



Please note the marker reflects the postcode not the actual property



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk