







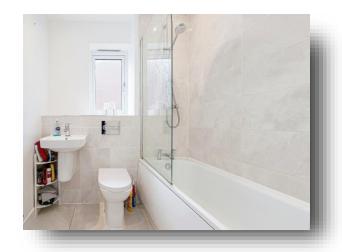


## Welcome to

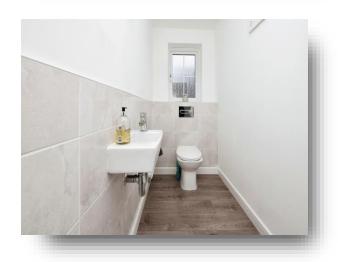
# **Cape Drive, Anlaby**

Lovely Home In Anlaby With - Entrance Hall, Study, Lounge, Kitchen/Diner, Ground Floor Cloakroom, 4 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Garage & Off Street Parking! Book your viewing now!













#### **Entrance Hall**

With double glazed door to the front, with double glazed windows to the side, radiator, understairs cupboard and stairs to the First Floor.

#### Cloakroom

With low level wc, wash hand basin, radiator and double glazed window.

## Study

7' 6" x 8' (2.29m x 2.44m)

With double glazed window to the front and radiator.

## Lounge

16' 5" x 10' 5" ( 5.00m x 3.17m )

With radiator and double glazed french style doors leading to the Rear Garden.

### Kitchen/ Diner

10' 2" x 22' 9" ( 3.10m x 6.93m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, breakfast bar, gas hob, double electric oven, cookerhood, radiator, integrated fridge freezer, integrated washing machine, integrated dishwasher, spot light points and 3 double glazed windows.

#### First Floor

## Landing

With loft access and airing cupboard housing hot water cylinder.

#### **Bedroom 1**

13'  $\max x$  11'  $\max (3.96m \max x 3.35m \max)$ With double glazed window to the front and radiator.

#### **En Suite**

En Suite with double shower enclosure with a plumbed shower, low level concealed cistern wc, wash hand basin, extractor fan, spot light points, radiator and double glazed window to the front.

#### **Bedroom 2**

11' x 10' 4" ( 3.35m x 3.15m )

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

#### **Bedroom 3**

11' 5" x 9' 5" ( 3.48m x 2.87m )

With double glazed window to the side and radiator.

## **Bedroom 4**

11' 5" x 6' 8" ( 3.48m x 2.03m )

With double glazed window to the front, radiator and built in cupboard.

#### **Bathroom**

Bathroom with bath with mixer taps, low level wc, wash hand basin, radiator, spot light points and double glazed window.

#### Outside

### **Front & Side Garden**

With gravelled areas and block paved driveway leading to the Garage.

#### Rear Garden

Walled garden with lawned area, paved patio area, timber fencing, gate to the side drive and hot tub with heat pump.





## Welcome to

## **Cape Drive, Anlaby**

- 4 Bedroom Detached Home In Anlaby
- Beautifully Presented Throughout!
- Master Bedroom With En Suite
- Family Bathroom & Ground Floor Cloakroom
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: B

Directions to this property:

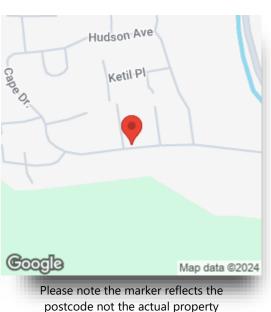
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

# £325,000









view this property online williamhbrown.co.uk/Property/WBY110574



Property Ref: WBY110574 - 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.





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