



Saffrondale, Anlaby HU10 6QD

Welcome to

Saffrondale, Anlaby

Lovely Home In Anlaby within easy reach of well regarded local schools in this popular location - Spacious Entrance Hall, Lounge, Fitted Kitchen, 2 Double Bedrooms, Family Bathroom & South Facing Rear Garden! Call us and book your viewing today!



Extended Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator, coving to the ceiling and stairs to the First Floor.

Lounge

14' max x 10' 1" into recess (4.27m max x 3.07m into recess)

With double glaze window to the front, double glazed window to the side, radiator, feature fire surround housing gas fire with hearth, decorative ceiling rose and coving to the ceiling.

Kitchen

7' 10" x 16' max (2.39m x 4.88m max)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, plumbing for an automatic washing machine, 2 double glazed windows to the rear and double glazed door to the rear.

First Floor

Landing

With double glazed window to the rear, storage cupboard and loft access.

Bedroom 1

14' max x 10' 1" into recess (4.27m max x 3.07m into recess)

With double glazed window to the front and radiator.

Bedroom 2

11' max x 9' (3.35m max x 2.74m)

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

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, 2 storage cupboards, towel style radiator and 2 double glazed window to the rear.

Outside

Front Garden

With lawned area, hedged surround and passageway leading from the front giving access to the rear.

Rear Garden

South facing rear garden with lawned area, patio area, borders housing shrubs, outbuilding and fenced surround.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Welcome to

Saffrondale, Anlaby

- GUIDE PRICE £110,000 - £120,000
- 2 Bedroom Mid Terrace Home In Anlaby
- Well Presented Throughout!
- Ideal For First Time Buyers
- South Facing Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£110,000 - £120,000

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

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Property Ref:
WBY110372 - 0005

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.



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