



Forty Acre, Anlaby HU10 6TP

Welcome to

Forty Acre, Anlaby

GUIDE PRICE £140,000 - £150,000

Beautiful Home In Anlaby with - Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom & Gardens! Book your viewing now!



Entrance Porch

With door to the front.

Entrance Hall

With double glazed patio style doors to the front, coving to the ceiling and stairs to the First Floor.

Lounge

11' 9" max x 18' 5" (3.58m max x 5.61m)

With double glazed window to the front, decorative ceiling rose, wall light points and coving to the ceiling.

Kitchen/Diner

18' 8" x 9' 5" (5.69m x 2.87m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated washing machine, spot light points, radiator, meter cupboard, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard, coving to the ceiling and loft access.

Bedroom 1

12' 2" into access x 12' to rear of wardrobes (3.71m into access x 3.66m to rear of wardrobes)

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

Bedroom 2

10' 8" x 9' 2" (3.25m x 2.79m)

With double glazed window to the front and radiator.

Bedroom 3

6' x 7' 6" (1.83m x 2.29m)

With double glazed window to the front.

Bathroom

Bathroom with bath, low level wc, wash hand basin, spot light points, chrome effect towel style radiator and 2 double glazed windows to the rear.

Outside

Front Garden

With lawned area and trees.

Rear Garden

With paved patio area, wall and old coal shed.

Agents Note

The sale of this Property will be subject to Grant Of Letters Of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

Agents Note

The vendor has made us aware that there is spray foam insulation in the property. Any potential buyer is advised to make their own enquiries with regards to purchasing.



view this property online williamhbrown.co.uk/Property/WBY110795



Welcome to

Forty Acre, Anlaby

- GUIDE PRICE £140,000 - £150,000
- 3 Bedroom Home In Anlaby Offered With No Onward Chain
- Well Presented Throughout!
- Open Plan Kitchen/Diner
- Highly Sought After Location

Tenure: Freehold EPC Rating: C

guide price

£140,000 - £150,000

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

view this property online williamhbrown.co.uk/Property/WBY110795



Property Ref:
WBY110795 - 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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk