



Sherwood Drive, Anlaby Common HU4 7RQ

Welcome to

Sherwood Drive, Anlaby Common

GUIDE PRICE £180,000 - £190,000 - NO CHAIN!

Lovely Home On Sherwood Drive with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Gardens, Off Street Parking & Garage! Call us now to book your viewing!



Entrance Hall

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

Lounge/Diner

25' 2" into bay x 10' 6" max (7.67m into bay x 3.20m max)
With double glazed bay window to the front, gas fire with hearth, 2 radiators, triple glazed window to the rear and coving to the ceiling.

Kitchen

14' x 7' 5" (4.27m x 2.26m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, fridge freezer, dishwasher, washing machine, integrated tumble dryer, gas hob, double electric oven, cooker-hood, double glazed window to the rear and double glazed door to the side.

First Floor

Landing

With loft access and coving to the ceiling.

Bedroom 1

14' 1" to bay x 10' 3" to rear of wardrobes (4.29m to bay x 3.12m to rear of wardrobes)
With double glazed window to the front, radiator, coving to the ceiling and built in wardrobes.

Bedroom 2

11' 4" x 10' 1" to rear of wardrobes (3.45m x 3.07m to rear of wardrobes)
With double glazed window to the rear, cupboard housing central heating boiler, radiator, coving to the ceiling and built in wardrobes.

Bedroom 3

8' 3" max x 6' 2" (2.51m max x 1.88m)
With double glazed window to the front, radiator and built in wardrobes.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, towel style radiator and double glazed window to the rear.

Outside

Front & Side Garden

With artificial lawned area, gate, shrubs, shed, fenced surround and double gates to a private driveway providing off street parking and leading to the Garage.

Rear Garden

With block paved patio area, outside tap, side access gate and fenced surround.

Garage

16' 1" x 8' 5" (4.90m x 2.57m)
Garage with power, side access door, double glazed window to the side and electronic up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Sherwood Drive, Anlaby Common

- GUIDE PRICE £180,000 - £190,000
- Beautifully Presented Throughout!
- 3 Bedroom Home On Anlaby Common With NO CHAIN
- Open Plan Lounge/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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.

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110621 - 0007

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