

Manor Way, Anlaby HU10 6TE



Welcome to

Manor Way, Anlaby

GUIDE PRICE £180,000 - £190,000

Beautiful Home In Anlaby with - Entrance Hall, Open Plan Lounge & Dining Room, Fitted Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking!













Entrance Hall

With double glazed door to the front, radiator and storage cupboard.

Lounge

13' 4" max x 13' 3" into bow (4.06m max x 4.04m into bow

With double glazed bow window to the front, radiator and television point.

Dining Room

10' 5" x 8' 6" ($3.17m \times 2.59m$) With radiator, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

9' 5" x 9' 9" (2.87m x 2.97m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated dishwasher, space for a fridge freezer, spot light points, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

Conservatory

11' 1" x 9' 7" ($3.\bar{3}8m$ x 2.92m) With double glazed windows to the side and rear, insulated roof, radiator and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling and loft access.

Bedroom 1

14' 2" into access x 12' max (4.32m into access x 3.66m max) With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2

14' into access x 8' 8" (4.27m into access x 2.64m) With double glazed window to the rear, 2 built in cupboards, radiator and coving to the ceiling.

Bedroom 3

 $9^{\circ}\,$ x $8^{\circ}\,9^{\circ}\,$ (2.74m x 2.67m) With double glazed window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, chrome effect towel style radiator, coving to the ceiling and 2 double glazed windows to the rear.

Outside

Front Garden

With block paved driveway providing off street parking.

Rear Garden

With artificial lawned area, paved patio area, outside light, outside tap, outside electrical socket, fenced surround, shed and side access gate to bin store.





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- GUIDE PRICE £180,000 £190,000
- 3 Bedroom Home In Anlaby
- Open Plan Lounge & Dining Room
- Conservatory
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

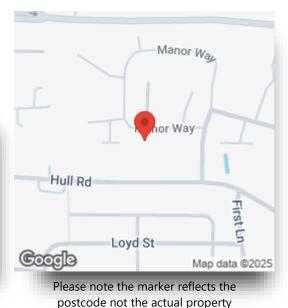
guide price **£180,000 - £190,000**

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.







view this property online williamhbrown.co.uk/Property/WBY110850



Property Ref: WBY110850 - 0003 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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