

# Wilson Street, Anlaby HU10 7AN



## Welcome to

## Wilson Street, Anlaby

GUIDE PRICE £160,000 - £170,000

Beautifully Presented Cottage In Anlaby with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Family Shower Room, 2 Bedrooms, Gardens, Off Street Parking & Rear Office! Call us to book your viewing!













#### **Entrance Hall**

With double glazed door to the front.

#### Lounge

11' 5" max x 17' 1" into bay ( 3.48m max x 5.21m into bay ) With double glazed window to the front, feature log burner, television point, radiator, coving to the ceiling and open plan to the Kitchen/Diner.

#### Kitchen/Diner

12' 2" x 9' (3.71m x 2.74m)

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

#### **Utility Room**

4' 1" x 6' 1" (  $1.24m \times 1.85m$  ) With a range of wall and base units, work surfaces and space for a fridge freezer.

#### **Shower Room**

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

**Rear Lobby** With door to the side.

#### **First Floor**

#### **Bedroom 1**

11' x 11' 2" ( 3.35m x 3.40m ) With double glazed window to the front, radiator and built in wardrobes.

#### Bedroom 2

8' 9" x 6' (2.67m x 1.83m) With double glazed window to the rear, radiator and loft access.

#### Outside

#### **Front Garden**

With gravelled area providing off street parking.

#### Rear Garden

With artificial lawned area, paved patio area and fenced surround.

#### Additional Garden Room/Office

7' 6" x 9'  $(2.29m \times 2.74m)$ With power, hardwired internet cable and double glazed door to the front.





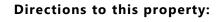
## Welcome to

## Wilson Street, Anlaby

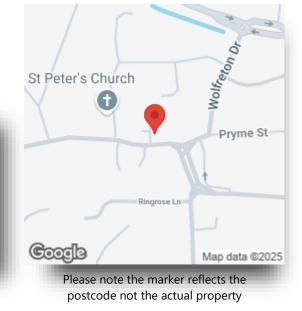
- GUIDE PRICE £160,000 £170,000
- 2 Bedroom Cottage In Anlaby
- Open Plan Lounge & Kitchen/Diner & Utility Room
- Off Street Parking
- Additional Garden Room/Office

Tenure: Freehold EPC Rating: C

## guide price **£160,000 - £170,000**



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/WBY110663



Property Ref: WBY110663 - 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