



**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 x 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 x 2.74m )  
With power, hardwired internet cable and double glazed door to the front.



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## **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**

### **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:  
WBY110663 - 0004

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