



**Anlaby Road, Hull HU4 6BX**



***Welcome to***

**Anlaby Road, Hull**

GUIDE PRICE £180,000 - £190,000

Beautiful Home On Anlaby Road with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Conservatory, 3 Bedrooms, Loft Space, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



## Entrance Porch

With double glazed door to the front and double glazed windows to the front and side.

## Cloakroom

With low level wc and loft access.

## Lounge

13' 3" into bay x 15' 1" ( 4.04m into bay x 4.60m )

With double glazed bay window to the front, radiator, gas fire with hearth, double glazed window to the side, coving to the ceiling and double doors to the Dining Room.

## Dining Room

10' x 16' 1" ( 3.05m x 4.90m )

With radiator, spot light points, coving to the ceiling and double glazed french style doors leading to the Conservatory.

## Kitchen

11' 8" max x 12' ( 3.56m max x 3.66m )

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

## Conservatory

Irregular Shaped Room x ( x )

With radiator, double glazed windows to the side and double glazed french style doors leading to the Rear Garden.

## First Floor

### Bedroom 1

14' into bay x 10' 4" ( 4.27m into bay x 3.15m )

With double glazed bay window to the front, radiator, built in wardrobes and coving to the ceiling.

### Bedroom 2

9' 9" x 10' 4" max ( 2.97m x 3.15m max )

With double glazed window to the rear, radiator, built in cupboards and coving to the ceiling.

### Bedroom 3

8' x 5' 4" ( 2.44m x 1.63m )

With double glazed window to the front, radiator and coving to the ceiling.

## Bathroom

Bathroom with bath with shower over, shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the rear.

## Loft Space

10' 2" x 15' 2" ( 3.10m x 4.62m )

With restricted head height, double glazed windows to the side and rear and eaves storage.

## Outside

### Front Garden

With wrought iron gates, fencing and block paved front and driveway providing off street parking.

### Rear Garden

With paved patio area, pond, outside tap and fencing.

## Garage

With access door from the Rear Garden, double glazed window to the rear and up and over door.



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## Welcome to

### Anlaby Road, Hull

- GUIDE PRICE £180,000 - £190,000
- Semi-Detached Home On Anlaby Road
- 3 Bedrooms & Loft Space
- Beautifully Presented Throughout!
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110886 - 0003

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**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**