



Wilson Street, Anlaby HU10 7AJ

Welcome to

Wilson Street, Anlaby

GUIDE PRICE £325,000 - £350,000

Stunning Dormer Bungalow In Anlaby with - Entrance Hall, Lounge/Diner, Sitting Room, Fitted Kitchen, 2 Bedrooms, Bathroom, Shower Room & Cloakroom, Beautiful Rear Garden, Off Street Parking & Garage! This bungalow has it all! Book your viewing now!



Entrance Hall

With double glazed door to the front, storage cupboard and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin and radiator.

Lounge/Diner

11' 7" max x 28' 8" into bay (3.53m max x 8.74m into bay)
With double glazed bay window to the front, gas fire with marble effect surround, 2 decorative ceiling roses, 2 radiators and double glazed window to the rear.

Sitting Room

12' 9" max x 18' 7" to rear of fitted cupboards (3.89m max x 5.66m to rear of fitted cupboards)
With double glazed window to the rear, 2 radiators, coving to the ceiling, fitted storage cupboards and double glazed patio style doors leading to the Rear Garden.

Kitchen

11' 8" x 16' 3" (3.56m x 4.95m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, integrated washing machine, integrated dishwasher, integrated microwave, cooker-hood, space for a cooker, space for a fridge freezer and double glazed window to the front.

Bedroom 1

13' 8" to rear of wardrobes x 16' 6" to rear of wardrobes (4.17m to rear of wardrobes x 5.03m to rear of wardrobes)
With double glazed window to the rearm 2 radiators, coving to the ceiling and fitted wardrobes.

Bathroom

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin and double glazed window to the side.

First Floor

Bedroom 2

18' 1" x 13' 9" (5.51m x 4.19m)
With double glazed window to the front and rear, radiator and fitted wardrobes.

Shower Room

With shower cubicle, vanity wash hand basin, low level wc and radiator.

Outside

Front Garden

With wall, flower bed, hedging and block paved driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, established borders housing plants and shrubs, hedging, timber fencing and 2 sheds.

Garage

16' 4" x 17' 1" (4.98m x 5.21m)
Garage with power, central heating boiler and electronic up and over door.

Agents Note

The sale of this Property is subject to Grant Of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/WBY110987



Welcome to

Wilson Street, Anlaby

- GUIDE PRICE £325,000 - £350,000
- Beautifully Presented 2 Bedroom Dormer Bungalow In Anlaby
- Spacious Lounge/Diner & Sitting Room
- Ground Floor Bathroom & First Floor Shower Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

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

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110987](https://www.williamhbrown.co.uk/Property/WBY110987)



Property Ref:
WBY110987 - 0002

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