



St. Peters Avenue, Anlaby HU10 7AR

Welcome to

St. Peters Avenue, Anlaby

Stunning Bungalow In Anlaby with - Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Call us now and book your viewing!



Entrance Hall

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

Lounge

18' 8" x 12' 4" (5.69m x 3.76m)

With double glazed window to the front, feature gas fire, television point and 2 double glazed windows to the side.

Kitchen/ Diner

11' 4" x 19' 7" (3.45m x 5.97m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, electric hob, electric oven with integrated microwave and warming drawer, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, feature radiator, spot light points, double glazed window to the rear and double glazed patio style doors to the side leading to the Rear Garden.

Bedroom 1

9' 6" to front of wardrobes x 13' 4" (2.90m to front of wardrobes x 4.06m)

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

Bedroom 2

9' 7" x 12' 3" (2.92m x 3.73m)

With coving to the ceiling and double glazed patio style doors to the Rear Garden.

Shower Room

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

Outside

Front Garden

With path, lawned area, hedging and side driveway providing off street parking.

Rear Garden

With lawned area, 2 paved patio areas, borders housing plants, trees and shrubs, gravelled area, pond, shed and side access gate.

Garage

9' 6" x 17' 7" (2.90m x 5.36m)

Garage with power, side access door and up and over door.



view this property online williamhbrown.co.uk/Property/WBY110996



Welcome to

St. Peters Avenue, Anlaby

- 2 Bedroom Bungalow In Anlaby
- Beautifully Presented Throughout!
- Stunning Kitchen/Diner With Central Island
- Off Street Parking & Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

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.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110996



Property Ref:
WBY110996 - 0005

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