









## Welcome to

# **Hull Road, Anlaby Common**

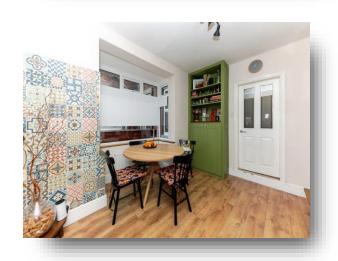
GUIDE PRICE £200,000 - £210,000

Beautifully Presented Home On Anlaby Common with - Entrance Hall, Lounge, Dining Room, Breakfast Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call and book your viewing now!













#### **Entrance Hall**

With door to the front, understairs cupboard and stairs to the First Floor.

## Lounge

12' 1" max x 14' 6" into bay ( 3.68m max x 4.42m into bay ) With double glazed bay window to the front, radiator, television point and coving to the ceiling.

#### **Dining Room**

12' x 9<sup>-6</sup>" max ( 3.66m x 2.90m max ) With double glazed window to the rear, radiator and coving to the ceiling.

#### **Breakfast Room**

10' 6" max x 11' 2" ( 3.20m max x 3.40m ) With built in cupboard.

#### Kitchen

12' 6" x 9' 6" ( 3.81m x 2.90m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, double glazed window to the rear and double glazed door to the side.

#### First Floor

#### **Bedroom 1**

14' 3" into bay x 15' 7" ( 4.34m into bay x 4.75m ) With double glazed bay window to the front, feature fireplace, radiator and storage cupboard.

#### **Bedroom 2**

11' 9" x 8' 5" ( 3.58m x 2.57m ) With double glazed window to the rear, feature fireplace, radiator and built in cupboard.

#### **Bedroom 3**

 $9' \times 9' \ 9'' \ (2.74m \times 2.97m)$  With double glazed window to the rear and radiator.

#### **Bathroom**

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator and 2 double glazed windows to the side.

#### Outside

#### **Front Garden**

With path and gravelled area providing off street parking.

#### **Rear Garden**

With patio area, lawned area, decking area, borders housing plants, rear access gate and fenced surround.





### Welcome to

## **Hull Road, Anlaby Common**

- GUIDE PRICE £200,000 £210,000
- 3 Bedroom Home On Anlaby Common
- 3 Reception Rooms
- Family Bathroom With Bath & Shower Cubicle
- Off Street Parking

## Tenure: Freehold EPC Rating: E

## Council Tax Band: A

## guide price

£200,000 - £210,000





Directions to this property:

01482 447748

See map below for property location, for more information of

the local area please contact the residential sales team on:



# Faversham Ave Colville Ave Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBY110994



Property Ref: WBY110994 - 0003 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 quidance 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.





01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk

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