



Broadley Avenue, Anlaby HU10 7HH

Welcome to

Broadley Avenue, Anlaby

Lovely Home For Sale In Anlaby with - Entrance Porch, Entrance Hall, Lounge, Dining Room/Bedroom 2, Kitchen/Diner, Bedroom, Loft Space, Loft Space Shower Area, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Porch

With double glazed door to the side.

Entrance Hall

With stairs to the Loft Space.

Lounge

With double glazed window to the front, feature fireplace housing dual fuel log burner, radiator and coving to the ceiling.

Dining Room/Bed 2

With double glazed windows to the front and side, storage cupboard and radiator.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, integrated dishwasher, integrated fridge freezer, integrated washing machine, spot light points, double glazed window to the rear and double glazed door to the rear.

Bedroom 1

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

Bathroom

Bathroom with freestanding bath, low level wc, wash hand basin, radiator and double glazed window to the side.

Loft Space

With 2 skylight windows, radiator, spot light points and eaves storage.

Loft Space Shower Area

With shower cubicle, low level wc, wash hand basin and chrome effect towel style radiator.

Outside

Front Garden

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

Rear Garden

Rear Garden with lawned area, paved patio area, raised seating area, borders housing plants and shrubs, side access gates, summerhouse and bar, both with power.

Garage

Garage with power and up and over door.



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Welcome to

Broadley Avenue, Anlaby

- Beautifully Presented Bungalow In Anlaby
- 2 Bedrooms
- Loft Space & Loft Space Shower Area
- Off Street Parking & Garage
- Extremely Popular 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.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111446 - 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.



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