

# Whitakers

Estate Agents



## 167 Anlaby Park Road South, Hull, HU4 7DB

**£300,000**

This immaculate three bed detached dormer bungalow has undergone a full refurbishment throughout, much altered and enhanced from its original design, now ready for its new owners to move straight in and enjoy.

The main features include - entrance, fantastic open plan fitted kitchen / diner with Quartz worksurfaces and some integrated appliances, lounge and bedroom three with En suite facilities. The first floor boasts two good bedrooms along with the well presented family bathroom suite.

Externally to the front of the property is a driveway to accommodate multiple cars and the rest is laid to lawn. The rear garden is enclosed to the boundary, low maintenance in design, mainly laid to decking with artificial grass and Westerly in orientation.

All in all this property really does tick all the boxes in terms of condition, size and finish. Early viewings are recommended.

## Accommodation Comprises

Entrance  
Double glazed door.

Hallway  
Open plan entrance with oak staircase and glass balustrades.

Lounge 14'9 x 12'1 (4.50m x 3.68m)



UPVC double glazed bay window, wood flooring, gas fire and radiator.

Kitchen / Diner 21'3 x 13'7 (6.48m x 4.14m)



UPVC double glazed Bi Fold doors leading to the garden. A range of base, drawer and wall units with Quartz worktops above. Integrated double oven and hob, sink unit with mixer tap over, tiled floor and under stairs storage.

Bedroom Three 9'9 x 7'5 (2.97m x 2.26m)



UPVC double glazed window and radiator.

En-suite 11'1 x 6'9 (3.38m x 2.06m)



UPVC double glazed window, pedestal sink unit, low flush WC, tiled floor and radiator.

First Floor Landing  
Velux window and radiator.

Bedroom One 12'9 x 11'7 (3.89m x 3.53m)



Velux window, UPVC double glazed window and radiator.

Bedroom Two 12'1 x 6'2 (3.68m x 1.88m)



UPVC double glazed window and radiator.

Bathroom 6'2 x 6'1 (1.88m x 1.85m)



Velux window, panelled bath, pedestal sink unit, low flush WC, tiled floor and walls.

Externally



Externally to the front of the property is a driveway to accommodate multiple cars and the rest is laid to lawn. The rear garden is enclosed to the boundary, low maintenance in design, mainly laid to decking with artificial grass and Westerly in orientation.

Tenure

The property is freehold.

Council Tax

Council Tax C.

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Other services

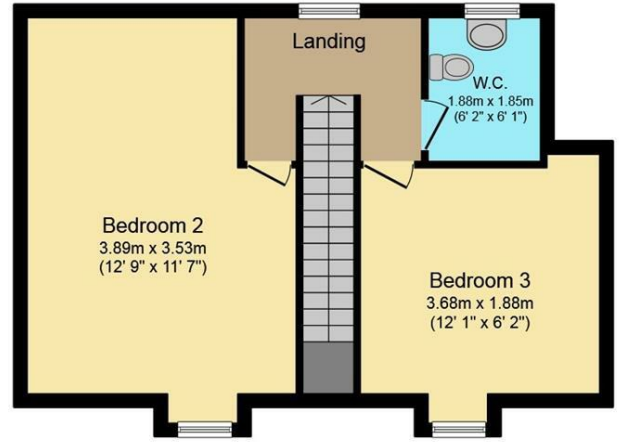
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Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

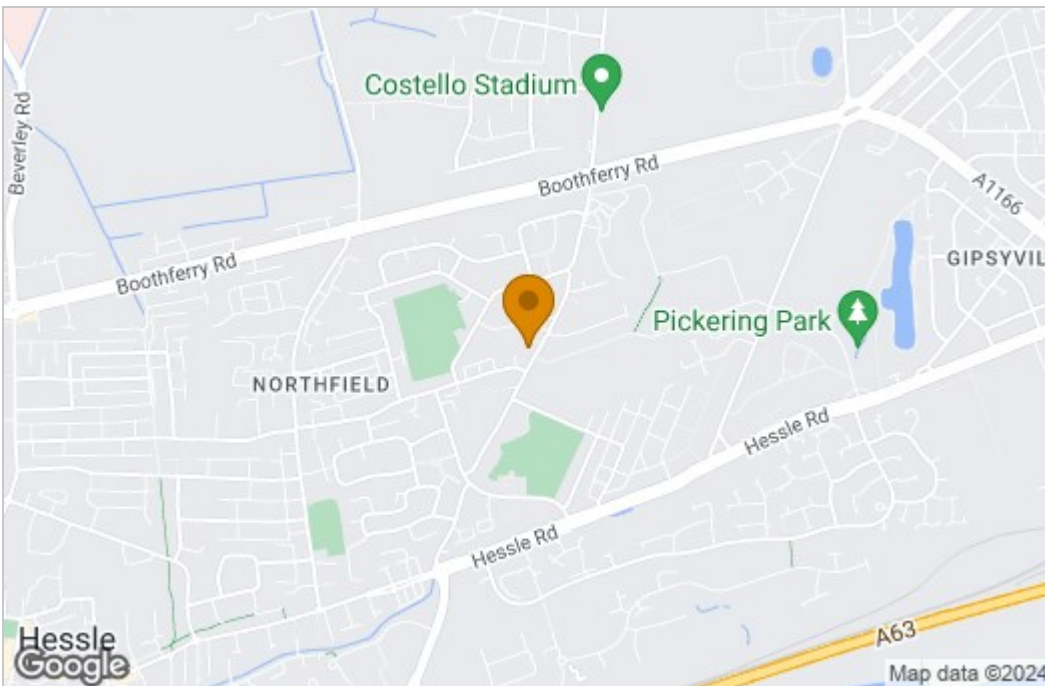
# Floor Plan



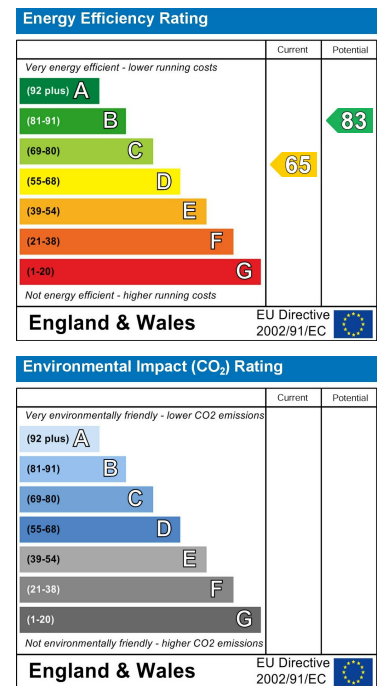
Total floor area 112.3 m<sup>2</sup> (1,209 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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