

# Whitakers

Estate Agents



## 857 Anlaby Road, Hull, HU4 6DL

**Asking Price £160,000**

This three-bedroom mid-terrace property is located on a popular residential location on the well-connected Anlaby Road, surrounded by an abundance of local shops and amenities with transport links providing multiple routes to the Hull City Centre and surrounding villages.

Briefly comprising entrance hall, lounge with bay window to the front aspect, spacious dining room and fitted kitchen which has been extended to the to the ground floor; the first floor boasts two double bedrooms, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally to the front there is a low maintenance garden which is enclosed by brick walling. The rear garden is mainly laid to lawn with well stocked borders, patio seating area and path leading to the rear ten-foot access and detached garage.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within close proximity of Eastfield Primary school only be a short walk away.

Early viewing is recommended to avoid disappointment.

## Accommodation Comprises

### Entrance

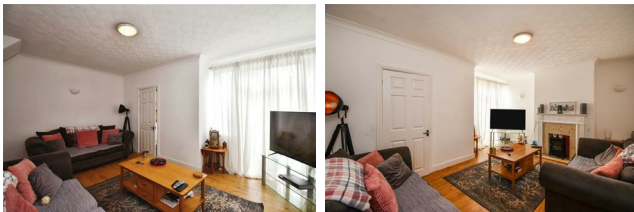
UPVC double glazed door and side windows, radiator, understairs storage and laminate flooring.

### Lounge



UPVC double glazed window, radiator and laminate flooring.

### Dining Room



UPVC French doors, feature fireplace with marble inset and hearth with wooden surround, understairs storage cupboard, radiator and laminate flooring.

### Kitchen



UPVC double glazed door and side window, laminate flooring, a range of base, wall and drawer units with work tops above and splash back tiles. Sink unit with mixer tap over, integrated oven with hob extractor hood over. Plumbing for an automatic washing machine and dryer.

### First Floor Landing

Storage cupboard, loft hatch and carpet.

## Bedroom One



UPVC double glazed bay window, radiator and carpeted.

## Bedroom Two



UPVC double glazed window, built in storage and carpeted.

## Bedroom Three

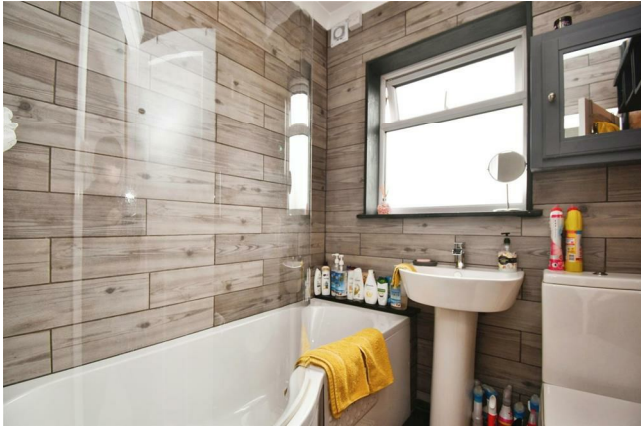


UPVC double glazed window, radiator and carpeted.

## Loft Space

A boarded loft space with a velux window and pull down ladder.

## Bathroom



UPVC double glazed window, p shaped bath with mixer tap and shower above, pedestal wash hand basin, WC, tiled floors and partly tiled walls.

## Externally



Externally to the front there is a low maintenance garden which is enclosed by brick walling. The rear garden is mainly laid to lawn with well stocked borders, patio seating area and path leading to the rear ten-foot access and detached garage.

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band B.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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

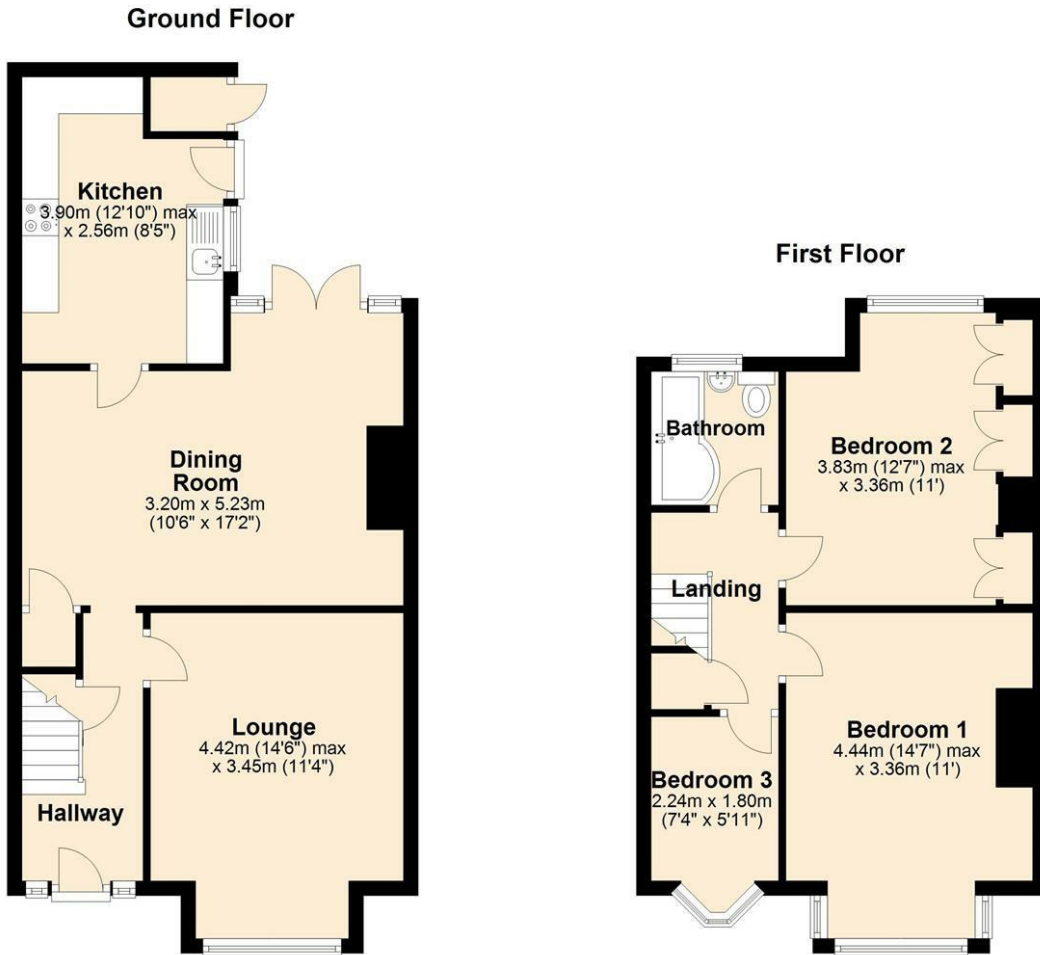
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## Sales valuations

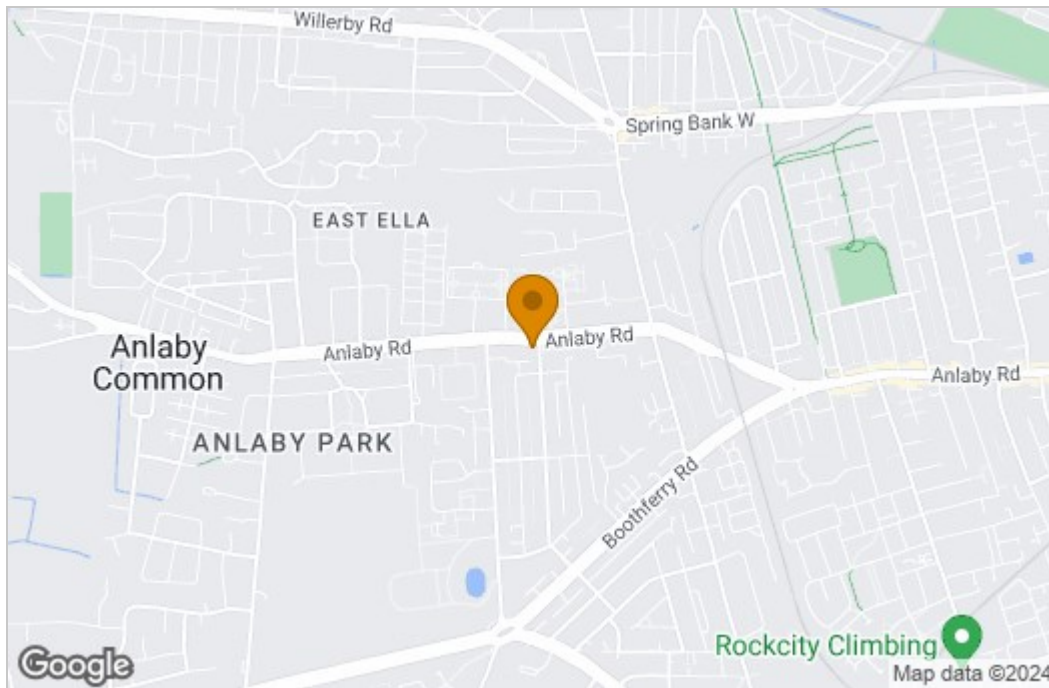
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

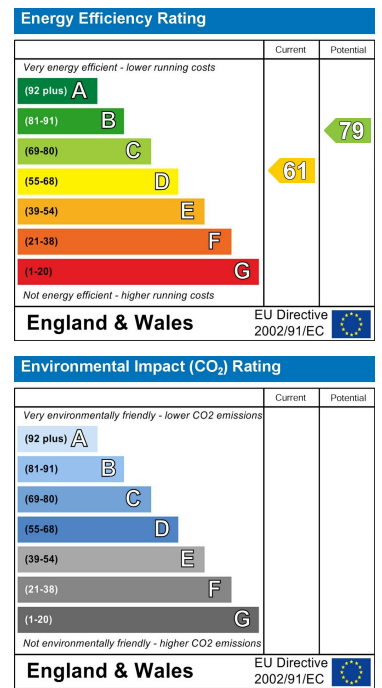


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.