



Anlaby Park Road North, HULL HU4 6XT

Welcome to

Anlaby Park Road North, HULL

GUIDE PRICE £190,000 - £200,000

Lovely Semi-Detached Home on Anlaby Park Road North with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With door to the front, central heating boiler, radiator, double glazed window to the side, understairs cupboard and stairs to the First Floor.

Lounge

14' 5" x 10' 3" (4.39m x 3.12m)

With double glazed window to the front, radiator, television point and coving to the ceiling.

Dining Room

8' 1" x 10' 8" (2.46m x 3.25m)

With radiator, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

10' 9" x 7' 8" (3.28m x 2.34m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, double electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated microwave, double glazed windows to the side and rear.

First Floor

Landing

With double glazed window to the side, radiator, storage cupboard, coving to the ceiling and loft access.

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)

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

Bedroom 2

11' 8" x 8' 2" (3.56m x 2.49m)

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

Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)

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

Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, low level wc, radiator and double glazed window to the front.

Outside

Front Garden

With wall with wrought iron fixings, wrought iron gates to the side and block paved driveway providing off street parking.

Rear Garden

With paved patio area, gravelled area, borders housing trees and shrubs, path, side access gate, timber fencing and shed.

Garage

Garage with power, double glazed door to the side and electric up and over door.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Welcome to

Anlaby Park Road North, HULL

- GUIDE PRICE £190,000 - £200,000
- 3 Bedroom Semi-Detached Home In West Hull
- Well Presented Throughout!
- Lounge & Dining Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C
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.

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111016 - 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 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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