

# Whitakers

Estate Agents



## 75 Saffrondale, HU10 6QA

**£151,900**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this recently refurbished property which is conveniently located on Saffrondale and enjoys close proximity to the abundance of amenities and leisure facilities the Anlaby village is renowned for.

The main features include - entrance hall, bay fronted lounge and fitted kitchen with conservatory extension. The first floor boasts two double bedrooms, a well-appointed bathroom and fixed staircase to the loft room.

Externally to the front aspect there is a lawned garden with boundary hedging and fencing to the surround.

A shared side access and gate lead to the back of the property which offers a new owner the potential to either plant grass or pave to create an easily maintainable recreation space.

Taken together, the accommodation would make an ideal step onto the property ladder for a first time buyer or a starter home for a young family. As such, early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a lawned garden with boundary hedging and fencing to the surround. A shared side access and gate lead to the back of the property.

Ground floor

Entrance hall

UPVC double glazed door with side window, central heating radiator and laminate flooring. Leading to :

Lounge 15'0" x 10'2" maximum (4.58 x 3.10 maximum )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround and laminate flooring

Kitchen 7'9" x 16'1" (2.37 x 4.91 )



Central heating radiator, under stairs storage cupboard, laminate flooring and fitted with a

range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above.

Conservatory 13'3" x 10'6" (4.05 x 3.21 )



UPVC double glazed throughout with French doors opening to the rear garden and laminate flooring.

First floor

Landing

with fixed staircase to the loft room, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 14'7" x 10'0" (4.46 x 3.05 )



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 11'7" x 9'6" (3.54 x 2.92 )



UPVC double glazed window, central heating radiator, over stairs storage and laminate flooring.

## Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled with lino flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap and low flush W.C.

## Second floor

Loft room 11'4" x 19'10" (3.46 x 6.07 )



Two roof style windows, storage in the eaves and partly carpeted and partly laminate flooring.

## Rear external



A shared side access and gate lead to the back of the property which offers a new owner the potential to either plant grass or pave to create an easily maintainable recreation space.

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

ANL196075000

Council Tax band - A

EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker 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.

## Agents Notes

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.

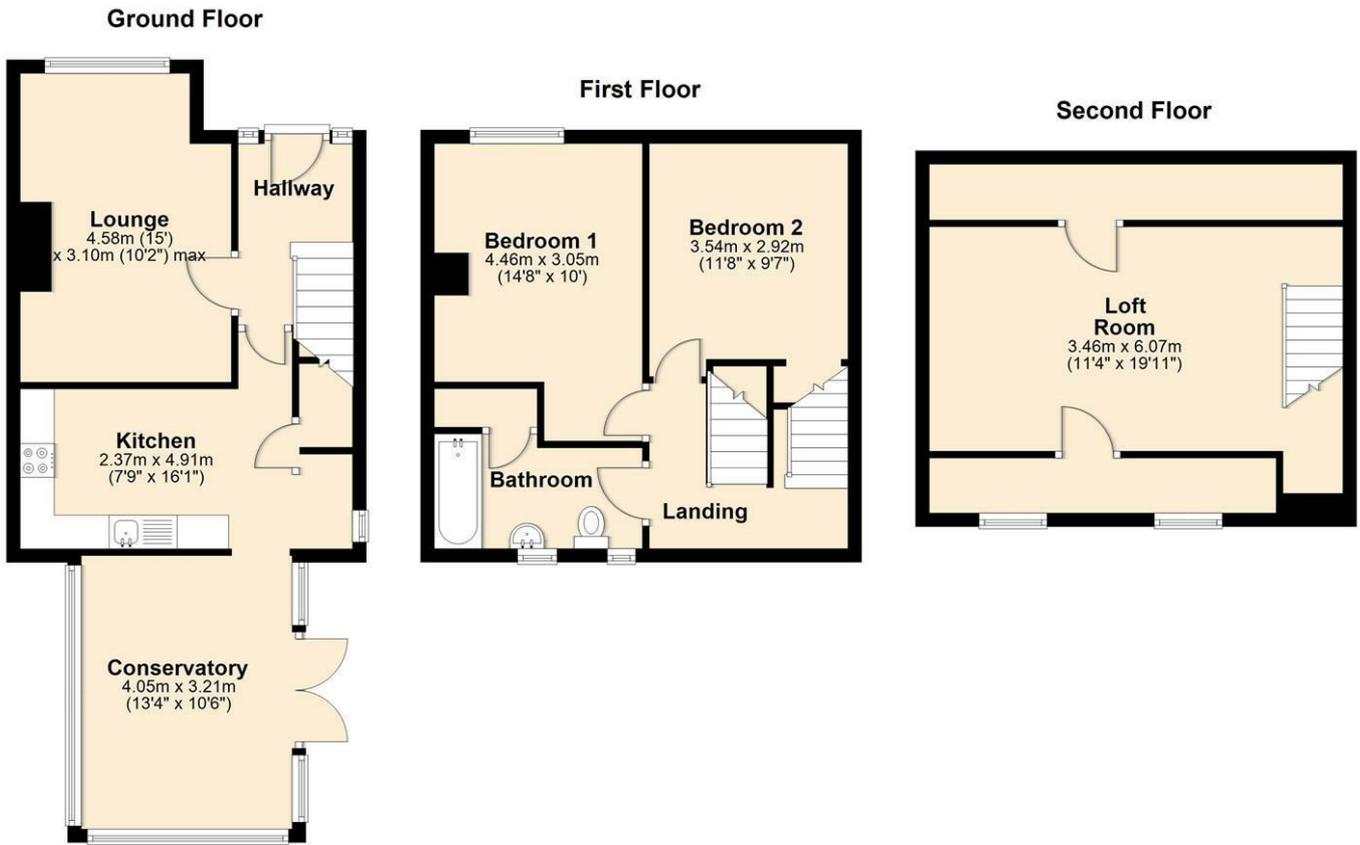
## Free Market Appraisals / Valuations

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.

## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

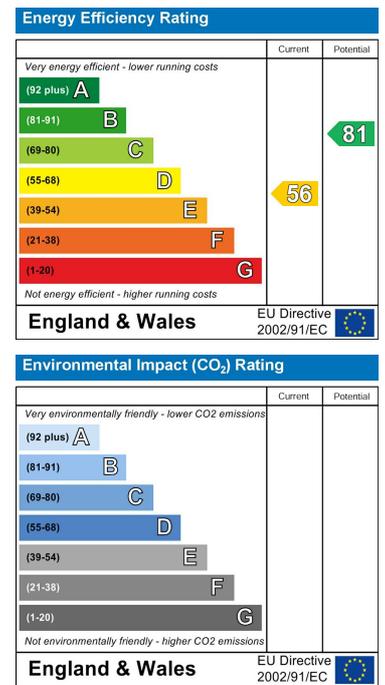
# Floor Plan



# 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.