

# Whitakers

Estate Agents



## 45 Woodland Drive, Anlaby, HU10 7HN

**£274,250**

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, which has been greatly extended from its original design to offer an abundance of living space, particularly across the ground floor.

Externally, the front aspect features a gravelled garden bordered by hedging, while a side driveway extends along the property and provides off-street parking.

Upon entering, the property resident is greeted by an entrance hall incorporating a cloakroom. This leads through to a bay-fronted lounge and a sitting room with a log burner feature which in turn steps down into the fitted kitchen / dining room with an adjoining utility.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining area open onto a patio overlooking the Southerly facing rear garden which is partly laid to lawn, with gravelled borders enhanced with decorative planting, and fencing to the surround. A path leads to a further seating area which houses two wooden storage sheds.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden that is bordered by hedging. A side drive that extends down the side of the property accommodates off-street parking.

Ground floor

Hallway



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

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 16'11" x 11'9" (5.16 x 3.60 )



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

Kitchen / dining room / sitting room 24'0" x 17'1" (7.32 x 5.23 )



Sitting room



Log burner with exposed brick inset / tiled hearth and oak mantel, fitted storage cupboards, and carpeted flooring.

## Dining area



UPVC double glazed French doors and sky light, two central heating radiators, and tile effect laminate flooring.

## Kitchen



UPVC double glazed door and window, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

## Utility room



UPVC double glazed window, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles

above, sink with mixer tap, and plumbing for a washing machine.

## First floor

### Landing

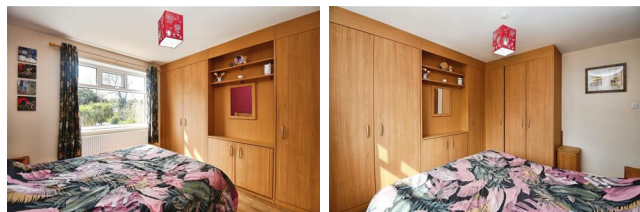
With access to the lift hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 12'5" x 10'3" (3.79 x 3.14 )



UPVC double glazed window, central heating radiator, built-in wardrobe, and laminate flooring.

Bedroom two 12'0" x 9'9" (3.66 x 2.99 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and laminate flooring.

Bedroom three 9'3" x 7'5" (2.84 x 2.27 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

## Rear external

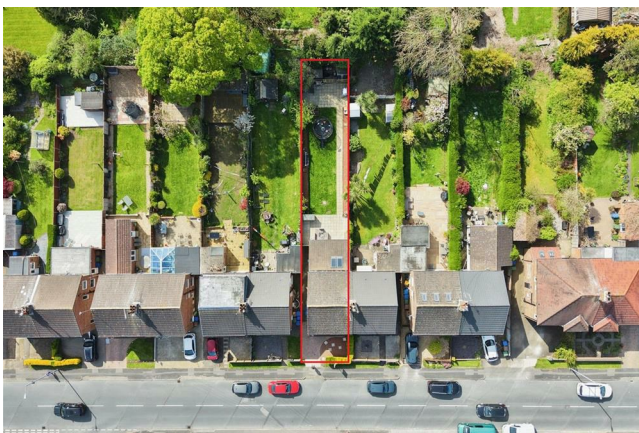


French doors in the dining area open onto a patio overlooking the southerly facing rear garden which is partly laid to lawn, with gravelled borders enhanced with decorative planting, and fencing to the surround. A path leads to a further seating area which houses two wooden storage sheds.

## Additional features

The residence also benefits from having an external tap and power socket.

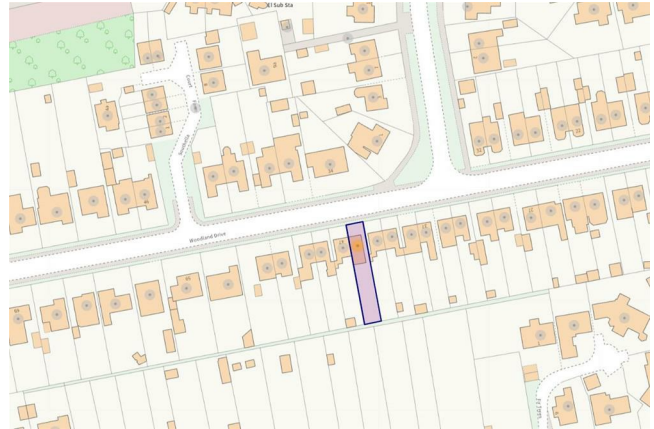
## Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and

it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL301045000

Council Tax band - B

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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



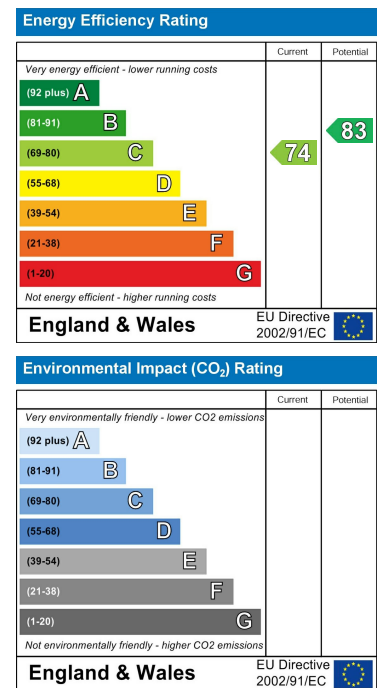
Total floor area: 107.0 sq.m. (1,152 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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