



## Westborough Way, Anlaby Common, Hull, HU4 7SN

A very desirable greatly extended semi detached house enjoying a larger than average position within this highly sought after residential development.

The generously proportioned property has been the subject of a sizable extension to the ground floor thus creating super spacious living areas and a well planned domestic preparation area within the breakfast kitchen. To the first floor, there are 3 aesthetically pleasing bedrooms all with the benefit of fitted wardrobes thus creating ample hanging and storage space. The shower room is also accessed from the first floor landing.

Outside is a very generously proportioned rear garden which is a fairly low maintenance leisure area with a patio/seating area inset. The garden is also laid to lawn with shaped well stocked borders and beds housing numerous plants, flowers and shrubs.

A private drive extends the whole length of the side elevation thus creating a multi vehicle off road parking space or hard standing area.

The drive extends to the detached garage which has power, light, up and over door and service door from the main garden area.

As one would expect the property further benefits from a gas central heating system and double glazing.

The property is offered for sale with vacant possession on completion and with no chain involved, one not to be missed!

Early viewing is strongly advised.

## Key Features

GREATLY EXTENDED SEMI  
DETACHED PROPERTY

3 BEDROOMS WITH FITTED  
WARDROBES

GENEROUSLY PROPORTIONED  
GARDEN

AMPLE OFF ROAD PARKING

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

VACANT POSSESSION ON  
COMPLETION

NO CHAIN INVOLVED

## Location

Anlaby common is well served with local amenities much needed for day to day living. There is a great choice of independent traders within walking distance, however, for a more extensive shopping experience there busy retail parks with many high street stores and supermarkets. For the growing family there are highly reputable schools, colleges and academies to choose from.

Other amenities include a fitness centre with pool and gym, doctor's surgery, post office, library and children's play park.

Regular public transport connections provide easy access to the city centre and the surrounding West Hull villages.

For those wishing to spend quality leisure time nights out etc. with family and friends there are many well visited public houses, family restaurants and cafe bars within Anlaby Common and Anlaby village together with the neighbouring West Hull villages of Willerby and Kirkella. All in all, a great place to live!.

## Property Description

### Ground Floor

**Entrance** - Double glazed side entrance door leads through to the dining kitchen.

**Kitchen** - 15' 8" x 21' 1" (4.79m x 6.43m) Extremes to extremes.

L-Shaped.

Dual aspect double glazed windows looking out over the side elevation and the rear garden area.

Patio doors providing views and access to the rear patio and gardens beyond.

Range of base, drawer and wall mounted units with brushed steel handle detail.

Roll edged laminate worksurface houses a 1 & 1/2 bowl single drainer sink unit with a mixer tap over and a tiled splash back around.

Plumbing for automatic washing machine.

Space for good sized dining table beyond the patio doors.

Deep built in storage cupboard ideal for upright fridge/freezer.

Space for low level larder fridge or freezer.

A further roll edged laminate work surface housing a 5 burner hob, adjacent to the hob is a double grill and oven.

Johnson and Starley Modairflow heating system.

**Lounge** - 23' 8" x 16' 8" (7.23m x 5.1m) Extremes to extremes.

L-Shaped.

Double glazed windows with aspect over the front garden area.

Double multi paned French doors which lead through to the dining area within the kitchen.



Staircase off to the first floor with under stairs meter cupboard.  
Modern fireplace with matching back and hearth housing a coal effect living flame gas fire.  
Coving.

## First Floor

**Landing** - Double glazed window with aspect over the side elevation.  
Loft hatch through to the roof void with a pull down ladder, power and light.  
Built in airing cupboard.

**Bedroom One** - 10' 11" x 9' 4" (3.33m x 2.85m) Extremes from the front of the fitted wardrobes to extremes plus door access.  
Double glazed window with aspect over the front garden area.  
Range of fitted wardrobes with shelves, hanging space and matching overhead storage units.  
Coving.

**Bedroom Two** - 9' 4" x 8' 11" (2.85m x 2.72m) Extremes plus door access to extremes to the front of the fitted wardrobes.  
Double glazed window with aspect over the rear garden area.  
Range of fitted wardrobes with shelves, hanging space and matching overhead storage units.  
Coving.

**Bedroom Three** - 7' 2" x 6' 8" (2.19m x 2.05m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Fitted double wardrobes with shelves, hanging space, overhead storage unit and matching overbed storage units.  
Coving.

**Shower Room** - Walk in corner shower enclosure, built in vanity wash hand basin with storage space beneath and built-in low flush W.C. all with a contrasting tiled surround with a mosaic effect tiled detail inset.  
The shower also has a chrome effect flexi shower and chrome rainwater showerhead.  
Double glazed opaque window.  
Coordinating ceramic tiled flooring

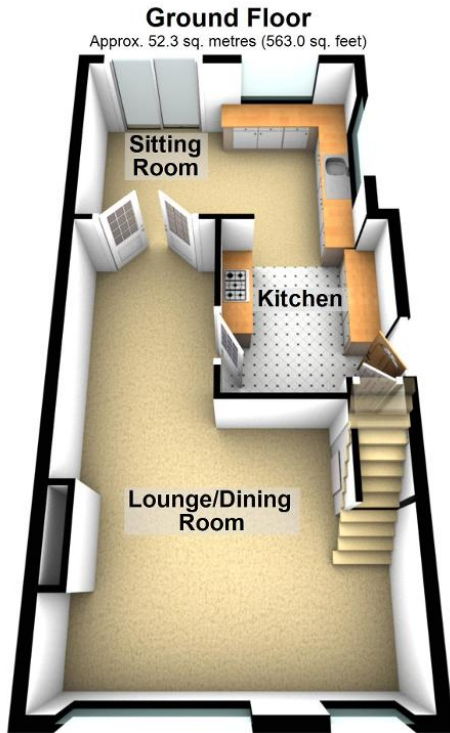
## Council tax band: C

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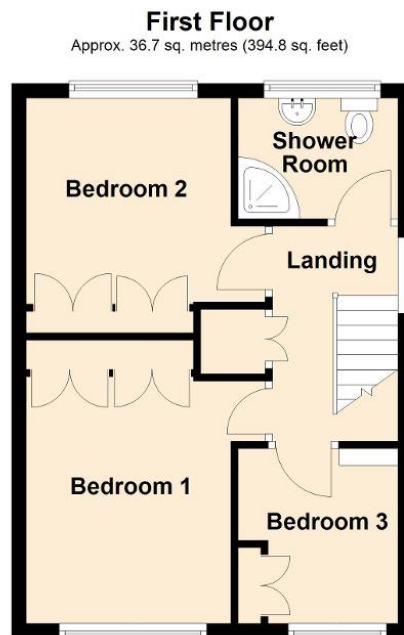
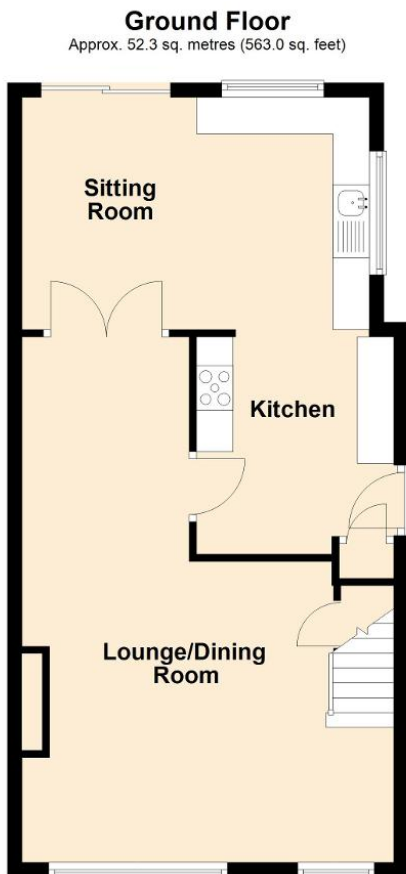


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Total area: approx. 89.0 sq. metres (957.9 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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