



**1053 Anlaby Road, Hull HU4 7PP**  
**£330,000**



- Fabulous four bed family house
- Master bedroom with en-suite
- Three reception rooms
- Great flexibility of layout
- Off street parking and double garage
- Southerly facing garden
- Modern kitchen and bathrooms
- Council Tax Band: D
- EPC Rating: D
- NO CHAIN!

A stunning and characterful period house offering superb flexibility of living space. Boasting four double bedrooms, the master bedroom having an en-suite shower room, a rarity in such properties.

True to its heritage the property boasts many period features from high ceilings to beautiful fireplaces and with three good sized reception rooms plus a beautiful modern dining kitchen this house offers a great deal.

Having been lovingly updated by the current family the house enjoys a southerly facing garden with double garage and parking space to the rear.

LOCATION

The property is in an extremely convenient location on the south side of Anlaby Road close to its junction with Anlaby Park North and opposite the Nissan Hull garage. This position provides excellent transport links and ease of access to the broad array of amenities not only on Anlaby Road but also on Springfield Way Retail Park.

THE ACCOMMODATON COMPRISES

GROUND FLOOR

ENTRANCE HALL

19'1" x 7'5" (5.82m x 2.26m)  
Accessed from an exterior porch the wide and welcoming entrance hall has a timber front door with stained glass panel and with matching window to one side. Stairs lead up to the first floor accommodation with hardwood bannister and newel post. Storage cupboard under. LVT flooring flows through into much of the ground floor accommodation.

LIVING ROOM

15'7" plus bay x 14'11" (4.75m plus bay x 4.55m)  
A beautifully proportioned room with bay window to the front elevation. Fantastic dark wood fireplace with tiled hearth and surround houses a gas living flame fire.

SITTING ROOM

20'0" maximum x 11'5" (6.10m maximum x 3.48m)  
Further fabulously proportioned room with high ceilings and an attractive fireplace with tiled hearth and surround. A door leads out onto the garden with window to one side.

BREAKFAST ROOM

14'10" maximum x 11'1" (4.52m maximum x 3.38m)  
One of the most characterful rooms in this beautiful property with an original painted fireplace with tiled surround and gas living flame fire. Cupboard and drawer unit in alcove to one side and further large built-in cupboard with window to one side.

BREAKFAST KITCHEN

17'8" x 11'0" (5.38m x 3.35m)  
A modern fitted kitchen offering a generous range of gloss grey base units with contrasting gloss white wall units. Laminate worksurfaces and ceramic tiled splashbacks. induction hob with extractor over and integrated Neff double oven. Ceramic one and a half bowl sink and drainer. Integrated dishwasher, fridge, freezer and washing machine. Windows to three aspects and French doors opening onto the southerly facing rear garden.

FIRST FLOOR

LANDING

Window to side elevation and access to loft.

BEDROOM 1

18'8" x 10'11" (5.69m x 3.33m)  
Situating to the rear of the house and with original ornate cast iron fireplace, laminate flooring and window to the southerly aspect.

EN-SUITE SHOWER ROOM

5'9" x 7'6" (1.75m x 2.29m)  
Modern three piece sanitary suite comprising shower enclosure, vanity hand wash basin and close coupled w.c. Partially tiled walls. Heated towel rail. Window to side elevation.

BEDROOM 2

16'10" x 10'3" to fireplace (5.13m x 3.12m to fireplace)  
Three built-in wardrobes and window to rear elevation. Stripped wood flooring.

BEDROOM 3

15'7" x 11'2" to fireplace (4.75m x 3.40m to fireplace)  
Two built-in wardrobes and window to front elevation. Original ornate hardwood fireplace with tiled insert and matching hearth. Stripped wood flooring.

BEDROOM 4

12'10" x 10'0" (3.91m x 3.05m)  
Window to front elevation. Stripped wood flooring.

BATHROOM

7'7" x 6'7" (2.31m x 2.01m)  
Modern three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over, low level w.c. and pedestal hand wash basin. Tiled walls. Heated towel rail and two windows to the side elevation. Airing cupboard housing the Ideal Standard boiler which is approximately 5 years old.

OUTSIDE

The property is set back from the road with a privet hedge forming the front boundary. A path provides pedestrian access to the front door. The garden is mature with a large evergreen tree which offers a good level of privacy to the living room. Access can be gained down the side of the house through a timber gate.

The rear garden is southerly facing with a patio area adjacent to the rear of the house. To one side and partially enclosed by the kitchen is a further "sun trap" seating area which also makes the most of the south and westerly aspect. The garden has a central lawn and wide and well stocked flower borders and to the rear there is a large double garage with electric vehicular door and side courtesy door providing access from the garden. Accessed through a timber gate from the garden is a further brick sett parking space.

This property benefsts from an electrical charging point attched to the side of the garage.

AGENT'S NOTE

We understand that the property is the Anlaby Park Conservation Area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

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