

# Whitakers

Estate Agents



## 4 Orchard Close, Anlaby, HU10 6RF

**£238,500**

Whitakers estate agents are pleased to introduce this immaculate detached true bungalow which is ideal for anyone who requires a home with living space centered around the ground level.

Externally to the front aspect, there is a paved driveway that accommodates off-street parking. A side drive leads to the detached garage, and access to the back of the plot.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge, fitted kitchen, two double bedrooms, and a wet room.

The enclosed rear garden is low maintenance in design being laid to lawn with artificial grass, and complimented by patio and wooden decking seating areas.

The residence also benefits from having a detached bar with connection to lighting and power, and serviced by a fully functioning bar.

### Location

Orchard Close is a private cul-de-sac off Wolfreton Road in Anlaby, which adjoins the main roads Springfield Way and Kingston Road. The immediate area is serviced by a host of local amenities such as convenience stores and dining facilities, but also takes advantage of transport links that lead to further shopping parks and provide routes to the Hull City centre and surrounding villages. The Haltemprice Leisure Centre and adjoining parks and playing fields are also within close proximity.

The accommodation comprises

### Front external

Externally to the front aspect, there is a paved driveway that accommodates off-street parking. A side drive leads to the detached garage, and access to the back of the plot.

### Hall



UPVC double glazed door with side window, central heating radiator, built-in storage cupboard, access to the loft hatch, and laminate flooring.

### Lounge 16'1" x 12'10" (4.92 x 3.92 )



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

### Kitchen 8'9" x 11'1" (2.68 x 3.38 )



Composite door, UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback panelling above, sink with mixer tap, and a range of integrated appliances including : oven / grill, hob with extractor hood above, microwave, fridge-freezer, and washing machine.

### Bedroom one 13'11" x 10'5" (4.25 x 3.20 )



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

### Bedroom two 9'10" x 8'8" (3.00 x 2.66 )



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

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled with wall mounted electric shower, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

## Rear external



The enclosed rear garden is low maintenance in design being laid to lawn with artificial grass, and complimented by patio and wooden decking seating areas.

## Bar

Wooden glazed throughout with vinyl flooring, and connection to lighting and power. Also fitted with a fully functioning bar.

## Garage

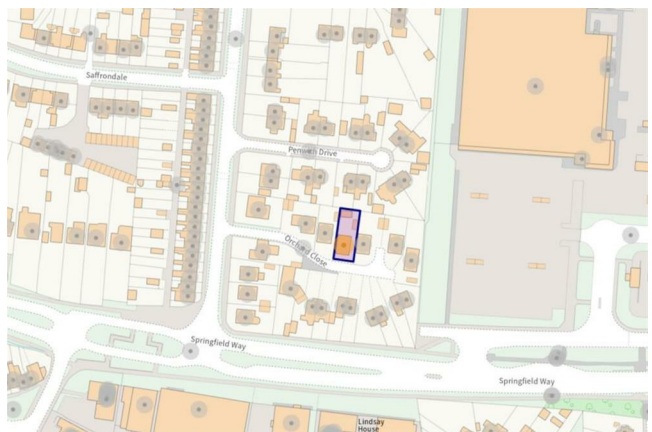


The residence also benefits from having a detached garage which has connection to lighting power, and is accessed via a up-and-over door and personal side door .

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL157004000

Council Tax band - C

EPC rating  
EPC rating - D

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 12 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

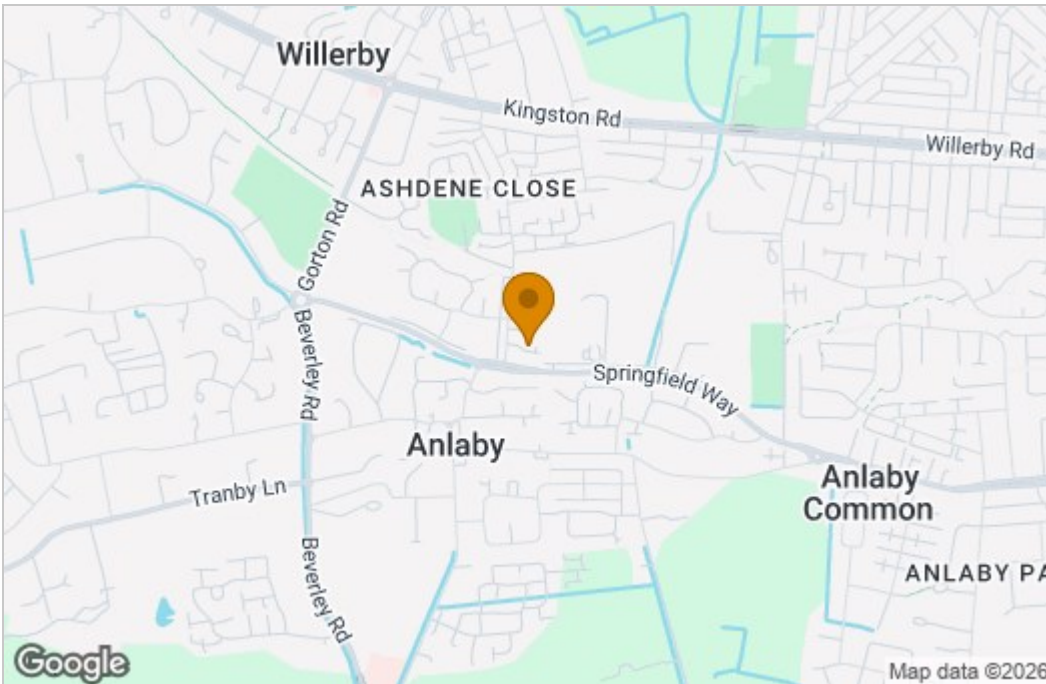
## Ground Floor

Approx. 62.3 sq. metres (670.2 sq. feet)

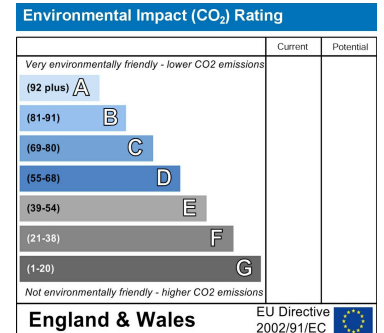
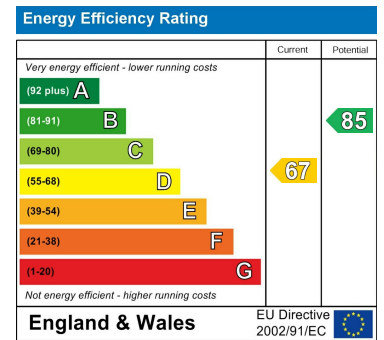


Total area: approx. 62.3 sq. metres (670.2 sq. feet)

# 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.