Whitakers
Estate Agents









1 Earle Street, Anlaby, HU10 7DW

£275,000

Whitakers Estate Agents are pleased to introduce this attractive three-bedroom semi-detached residence, pleasantly positioned within a modern residential development in the highly sought-after village of Anlaby. Ideally placed for an excellent range of shops, amenities, well-regarded schooling and transport links, the property offers well-proportioned accommodation together with established gardens, off-street parking and a garage, making it an excellent choice for first-time buyers, couples and families alike.

Upon entry, the resident is greeted by a welcoming entrance hall with access to a convenient ground-floor cloakroom. The accommodation continues to a generously proportioned living room, enhanced by a contemporary media wall with living-flame fire, while the spacious kitchen / dining room provides an ideal setting for everyday living and entertaining, with double doors opening directly onto the gardens. A separate utility area and useful storage complete the ground floor.

A fixed staircase rises to the first-floor landing where useful storage is provided. The main bedroom benefits from fitted furniture and its own en-suite shower room, complemented by two further bedrooms and a family bathroom furnished with a three-piece suite.

Externally, the property enjoys attractive and well-established gardens extending around the front and sides. The main garden incorporates lawned and patio areas, additional decking and well-stocked borders, providing an appealing space for outdoor seating and entertaining. A further gravelled area leads through to the parking space and brick-built garage.

The accommodation comprises:

Front external




Entrance hall

Double glazed entrance door, gas central heating radiator, laminate flooring and staircase to the landing off.

Cloakroom

Low flush WC, wash basin, gas central heating radiator. Laminate flooring and an extractor fan.

Living room




Upvc double glazed windows to the front and side elevations with shutter blinds, two gas central heating radiators, featuring a media wall with downlights and a remote control living flame fire, and laminate flooring.

Dining kitchen




Upvc double glazed window to the front elevation with a shutter blind, a further Upvc double glazed window to the side elevation together with double doors leading to the gardens, two gas central heating radiators. Fitted with a range of base wall and drawer units with fitted worktops and an inset one and a half bowled single drainer sink unit with a mixer tap, integrated appliances including a double electric fan oven, six ring inset hob with a cooker hood over, dishwasher and fridge freezer, enclosed gas central heating radiator and laminate flooring.

Utility room

Gas central heating radiator, fitted work surfaces and plumbing for an automatic washing machine. Leads to an under stairs storage cupboard.

Landing

Spacious landing with a double storage cupboard housing the water tank and a gas central heating radiator. Leads to:

Bedroom one




Fitted bedroom furniture, Upvc double glazed window with a shutter blind and a gas central heating radiator.

En suite



Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, partially tiled, shaver socket and an extractor fan.

Bedroom two



Upvc double glazed window with a shutter blind, gas central heating radiator and a storage cupboard.

Bedroom three




Upvc double glazed window with a shutter blind, gas central heating radiator and a fitted slimline double wardrobe.

Bathroom



Upvc double glazed window, towel rail, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, and an extractor fan.

Gardens






To the front and left of the property there are well stocked and maintained gardens. To the right hand side of the property there are further well tended and laid out gardens with a patio and lawn, additional decking with well stocked boarders, enclosed by a boundary wall and fencing. A gateway provides access to an additional gravelled garden, ideal for hard standing additional parking and onto the parking space and garage.

Garage

Brick built garage with an up and over door. The garage is on a long leasehold as it is part of a coach house apartment.

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

This property is Freehold.

EPC

EPC rating - C

Council Tax band

Council Tax band - C
Local Authority - East Riding Of Yorkshire

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

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

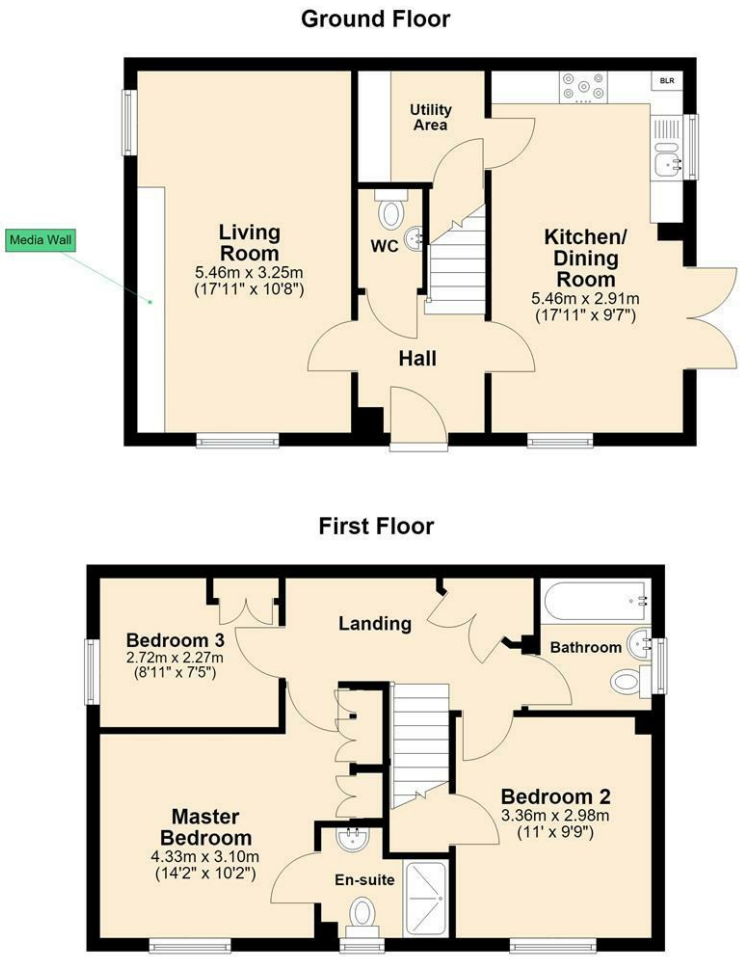
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

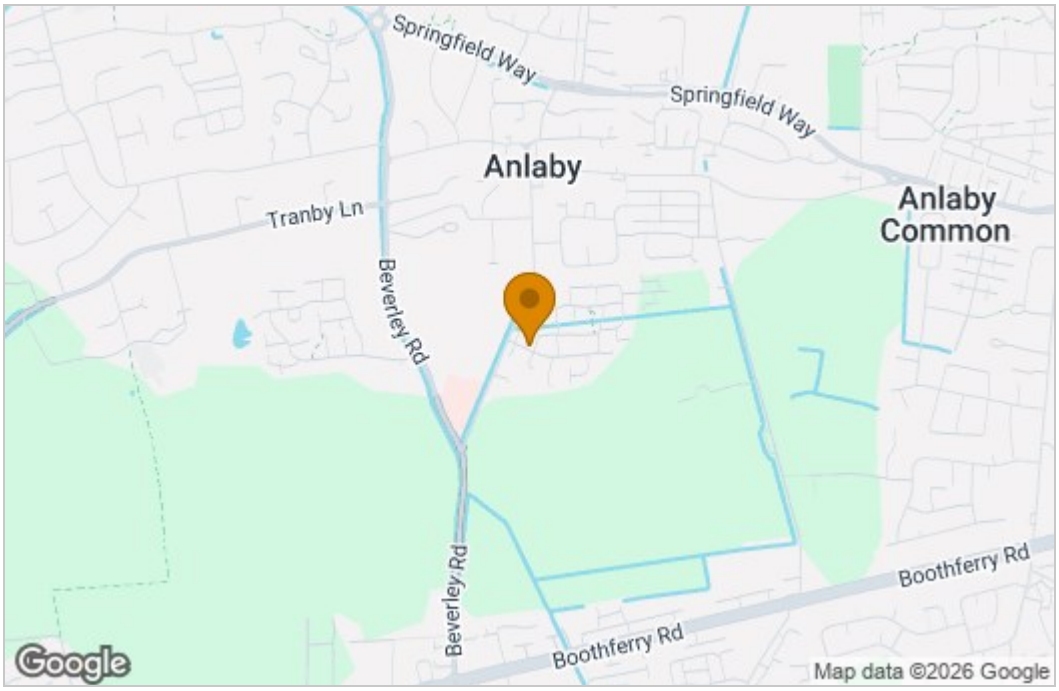
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

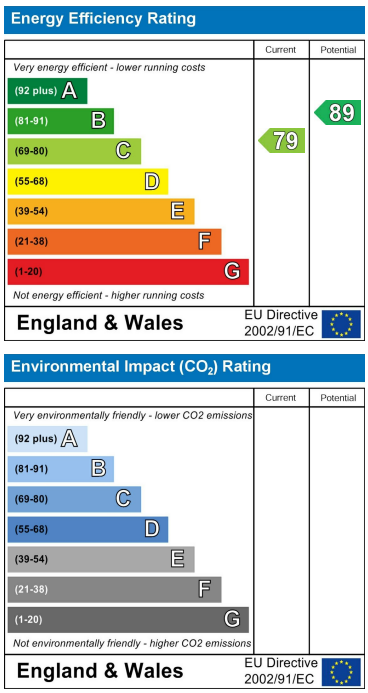
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk