



Onslow Street, Anlaby, East Riding of Yorkshire  
Asking Price £350,000





## KEY FEATURES

- Superb Detached House
- Mature South-easterly Facing Garden
- Open Plan Living Kitchen Diner
- Cosy Lounge
- Four Ample Sized Bedrooms
- En-suite & Family Bathroom
- Utility Room & Downstairs WC
- Garage, Driveway & Off-Street Parking
- EPC Rating: B
- Council Tax Band: E



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## DESCRIPTION

This superb, detached family home has been enhanced by the current owners internally and externally. Tastefully styled and immaculately presented throughout, the property boasts excellent sized rooms and open plan living!

As you enter this beautiful home, there is a welcoming entrance hall enhanced with half height panelling.

To the front is a cosy lounge featuring a decorative chimney breast adding a great focal point to the room.

The hallway also provides access to a downstairs WC, and leads to the fantastic open plan living dining kitchen, with French doors opening onto the stunning rear garden.

The kitchen boasts a range of neutral, contemporary units with integrated appliances.

The utility room is accessed from the kitchen which has spaces for a washing machine and dryer, and also has a side access door.

To the first floor there are four ample sized bedrooms, with an en-suite to the principal bedroom and a family bathroom. Both bathroom and en-suite are fitted with three piece suites and are finished with neutral tiling.

Externally, the property has a single garage with ample storage and up and over vehicle door, driveway providing off street parking, a lovely front garden with mature planting and a fabulous rear garden!

Enjoying a Southerly facing position, the rear garden offers several patio areas, a spacious lawned area, planting beds, with mature decorative planting.

The property is situated at the edge of the popular David Wilson development off Lowfield Road, Anlaby.

The development has a children's park and is well positioned for the local shops including a post office, Sainsburys local, greengrocers, Boots pharmacy and an array of other shops. There is also a retail park with Morrisons supermarket, M&S Food and several other stores located approximately one mile away.





## PARTICULARS OF SALE

### Entrance

Entrance to the property is via a composite entrance door. The welcoming entrance hall provides access to the lounge, kitchen diner and downstairs WC. There is also an understairs storage cupboard, stairs to the first-floor accommodation, uPVC window to the front elevation and a central heating radiator.

### Downstairs WC

With low flush WC, pedestal wash hand basin, uPVC window to the front elevation and a central heating radiator.

### Lounge

Adding warmth to the room, the faux chimney breast is the focal point of the room, with a tiled hearth and downlighting. There is also a uPVC walk in bay window to the front elevation and central heating radiator.

### Living Kitchen Diner

Spanning the width of the property and overlooking the garden, this room offers an excellent space for the entire family. There are French doors to the rear with side panels, a uPVC window to the rear from the kitchen area and a central heating radiator.

The kitchen is fitted with a range of wall, base and full height units, having complementary worktops, decorative tiled splashback and under cupboard lighting. Integrated appliances including an eye level double oven, dishwasher and fridge freezer.

### Landing

Providing access to all bedrooms, the family bathroom and a spacious landing cupboard. Loft access and central heating radiator.

### Utility

Fitted with a range of units having complementary worktop and tiling to the splashback and half height to the walls. There are spaces and plumbing for a washing machine and dryer, and an ideal combination is housed in a wall unit. There is a central heating radiator and composite door to the side elevation leading to the side path/driveway.

## First Floor Accommodation

### Bedroom One

With uPVC window to the front elevation and central heating radiator.

### En-Suite

Fitted with a three-piece suite comprising shower cubicle, low flush WC and pedestal wash hand basin. There is a uPVC window to the side elevation, tiling to the walls and a central heating radiator.

### Bedroom Two

With uPVC window to the front elevation and central heating radiator.

### Bedroom Three

With uPVC window to the rear elevation and central heating radiator.



### Bedroom Four

With uPVC window to the rear elevation and central heating radiator.

### Family Bathroom

Fitted with a three-piece suite comprising bath with shower over and glass shower screen, low flush WC and pedestal wash hand basin. There is a uPVC window to the rear elevation, tiling to the walls and a central heating radiator.

## External

### Frontage

The front garden boasts mature hedging and planting to the front boundary, with slate chippings and an inset path. The driveway provides off street parking and leads to the garage. There is also a side access gate leading to the rear garden.

### Garage

With up and over vehicle door, power and lighting. The property has a range of fitted units providing ample storage.

### Rear Garden

Enjoying a South-easterly position, the rear garden has been transformed by the current owners, creating a fantastic space to relax or entertain and feels very mature with an array of plants and shrubs. Boasting multiple paved areas, particularly to the rear of the garden, planting beds, and a spacious lawned area.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request.

**The EPC rating for this property is - C**

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## AGENTS NOTE

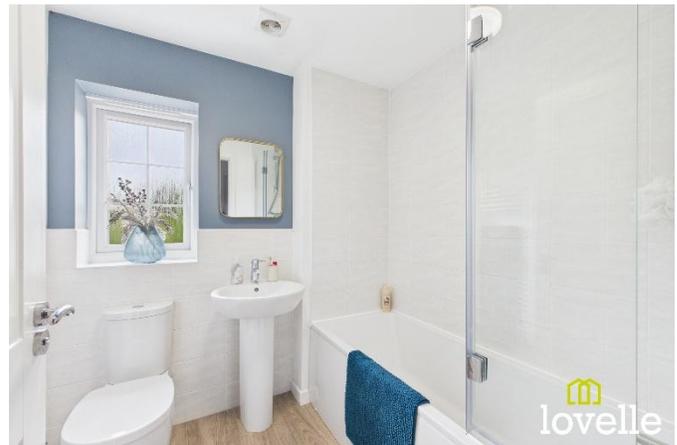
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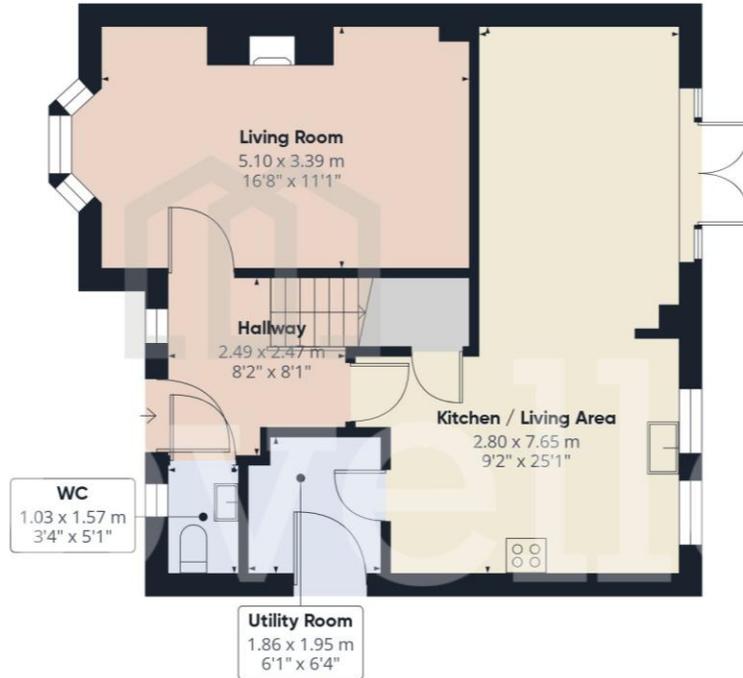
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## A&C Homes Limited T/A Lovelle Estate Agency

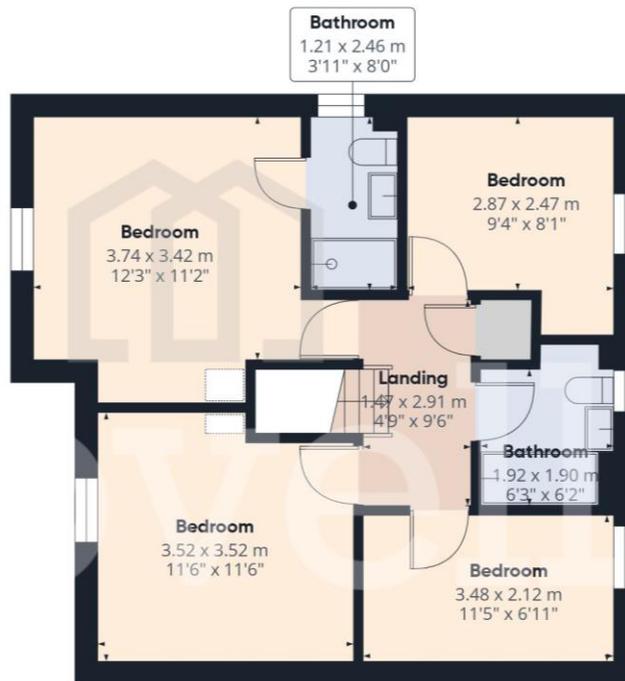


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Floor 0



Floor 1

