



# Riverside



36 Legard Drive  
, Anlaby, HU10 6UN

£185,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, fixed staircase to the first floor, storage under the stairs, radiator and laminate flooring.

### Lounge

13'5" x 11'1" (4.11m x 3.40m)

To the rear with double glazed sliding patio doors, carpet flooring and radiator.

### Dining Room

12'3" x 9'5" (3.75m x 2.88m)

To the front with UPVC double glazed window, carpet flooring, radiator and door leading to the kitchen.

### Kitchen

11'4" x 9'10" (3.47m x 3.00m)

A newly fitted Wren kitchen to the rear with UPVC double glazed window and a double glazed door to the side. Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to the splashback areas, inset sink, inset four-ring gas hob with extractor over and eye level electric oven. With laminated flooring and plinth heater.

## First Floor

### Landing

Providing access to all first floor rooms.

### Bedroom One

13'7" x 9'11" (4.16m x 3.03m)

A double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator,

### Bedroom Two

11'1" x 11'3" (3.40m x 3.43m)

A second double bedroom to the rear with UPVC double glazed window, carpet flooring, two storage cupboards and radiator.

### Bedroom Three

10'0" x 7'3" (3.06m x 2.22m)

Third generous bedroom with UPVC double glazed window to the side, built in storage cupboard, carpet flooring and radiator.

### House Bathroom

7'0" x 5'5" (2.15m x 1.67m)

To the front with UPVC double glazed window. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

### Outside

Externally, to the front is a lawned garden with block paved driveway. To the rear is a lawned garden with two decking areas, perfect for outdoor seating.

### Side Porch

A side porch which is open to the rear and secure at the front. with two store cupboards and a WC with UPVC window.

## Council Tax Band

We have been advised the property is council tax band A, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

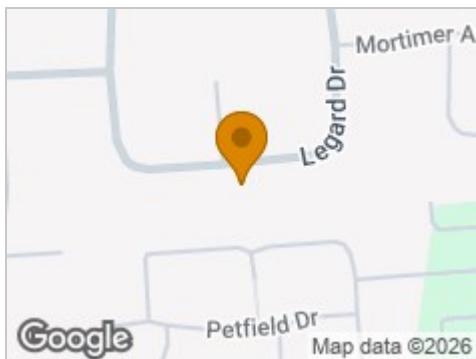
Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



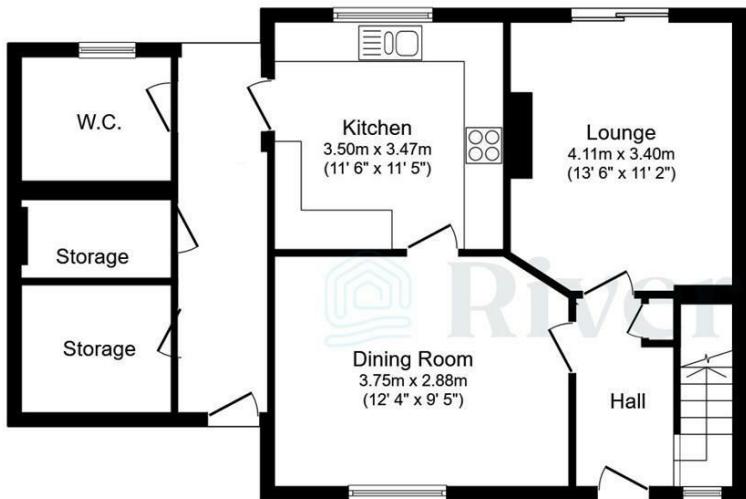
## Hybrid Map



## Terrain Map

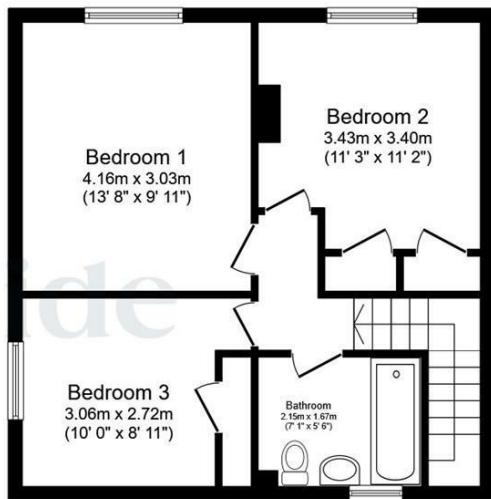


## Floor Plan



**Ground Floor**

Floor area 70.7 sq.m. (761 sq.ft.)



**First Floor**

Floor area 49.6 sq.m. (534 sq.ft.)

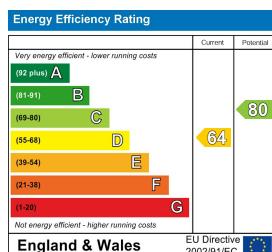
**TOTAL: 120.3 sq.m. (1,295 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hull Office  
on 01482 322411 if you wish to arrange a viewing appointment for this  
property or require further information.

## Energy Efficiency Graph



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