



Anlaby Park Road South, Kingston upon Hull
Asking Price £250,000





KEY FEATURES

- Fabulous Semi-Detached Property
- Immaculately Presented Throughout
- Modern Kitchen with Integrated Appliances
- Generous & Private Rear Garden
- Two Reception Room
- Three Bedrooms & Loft Space
- Fitted Three-Piece Bathroom
- Car Port & Detached Garage
- Conveniently Located for Hull & A63/M62
- EPC rating D



DESCRIPTION

Located close to Hessle, this superb semi-detached property is immaculately presented throughout and offers flexible accommodation along with a substantial, private garden!

The ground floor offers versatile accommodation with two reception rooms and sunroom, offering the ability to use as dining areas, playroom or sitting rooms. The heart of this home is the fabulous, fitted kitchen with an array of fitted units, integrated appliances and breakfast bar. The sunroom is conveniently located off the kitchen and is utilised as a dining room overlooking the garden. Having an insulated roof, it is ideal for use all year round. To the front of the property, the lounge enjoys a spacious walk-in bay window and is centred around a traditional style fireplace. The second reception is situated at the rear of the property and enjoys views over the rear garden.

On the first floor the property offers three well-proportioned bedrooms. The principal bedroom is light and airy with a lovely walk-in bay window to the front elevation and fitted wardrobes. The second bedroom is also a good-sized double with built-in cupboard and overlooks the rear garden. The third bedroom is positioned to the front of the property and is currently utilised as a wardrobe/dressing room but could be easily returned to a single bedroom or office space if required. The bedrooms are served by a stylish three-piece house bathroom with neutral decor. A fixed staircase leads to the loft space which also has fitted furniture.

Externally, the property just keeps on giving. Enjoying a generously proportioned rear garden, it is the ultimate space for entertaining with multiple seating areas and spacious lawned area. There is also a single brick-built garage with power and lighting, off street gated parking to the front and a car port with electric vehicular door.

This house has so much to offer! Please contact us to arrange your internal viewing!





PARTICULARS OF SALE

Entrance Hall

4.25m x 1.84m (13'11" x 6'0")

Entrance to the property is via a uPVC entrance door. The hall is bright and spacious with stairs to the first floor accommodation having storage cupboard beneath. Doors to the lounge, sitting room and kitchen.

Lounge

3.82m x 3.94m (12'6" x 12'11")

Situated to the front of the property is a cosy lounge with a large walk in bay window, flooding the room with natural light. The room is centred around a traditional fireplace with inset gas fire and has decorative coving, picture rail and a central heating radiator.

Sitting Room

3.5m x 3.56m (11'6" x 11'8")

Overlooking the rear garden room, the sitting room is again centred around a traditional fireplace with inset gas fire. There is built in wall cupboard to one alcove, picture rail, uPVC window to the rear elevation and central heating radiator.

Kitchen

5.45m x 2.12m (17'11" x 7'0")

A fabulous fitted kitchen with an extensive range of units in a neutral colour, finished with a wooden effect worktop of tiled splashback. Integrated appliances include a fridge freezer, dishwasher, eye level double oven, a five ring gas hob with extractor above and a sink and drainer with mixer tap over. There is also space for a freestanding washing machine and separate dryer. There is a uPVC window and door to the side elevation and uPVC sliding doors leading to the garden room.

Sun Room

2.68m x 3.71m (8'10" x 12'2")

Built on a dwarf wall with uPVC units above, the garden room enjoys views over the garden and provides access on to the patio area via uPVC French doors.

Bedroom One

3.12m x 4.01m (10'2" x 13'2")

Fitted with a contemporary range of fitted furniture, an original built in cupboard, uPVC bay window to the front elevation, picture rail and central heating radiator.

Bedroom Two

2.84m x 3.56m (9'4" x 11'8")

Fitted with a bank of wardrobes to one wall including a cupboard and open shelving. There is a window to the rear elevation and central heating radiator.

Bedroom Three

2.32m x 2.13m (7'7" x 7'0")

Currently utilised as a walk in wardrobe with fitted units providing plenty of storage and a vanity area. uPVC window to the front elevation and central heating radiator.

Bathroom

1.7m x 2.13m (5'7" x 7'0")

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



Loft Space

2.66m x 5.31m (8'8" x 17'5")

With fitted wardrobes and cupboards, wall shelves, two Velux windows, storage to the eaves and central heating radiator.

Frontage

The front of the stands behind hedging with inset wrought iron vehicle gates and pedestrian gate. The frontage of the property is gravelled for ease of maintenance and provides off street parking and access to the car port which has electric up and over vehicle door.

Rear Garden

The extensive rear garden is perfect for a family and offers multiple areas for entertaining. The patio area is accessed from the kitchen and garden room and offers a secluded seating area. Beyond a low level brick wall and steps is a generous lawned area with inset paved path and gravelled borders. The rear of the garden is a spacious, raised decked area with providing an additional entertaining space. There is additional gravelled area to the side of the property providing ample storage space.

Garage

5.25m x 4.11m (17'2" x 13'6")

Gated access leads to the brick built garage with up and over vehicle door and side personnel access door. Loft storage, power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: **B**

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

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

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.

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.

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.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

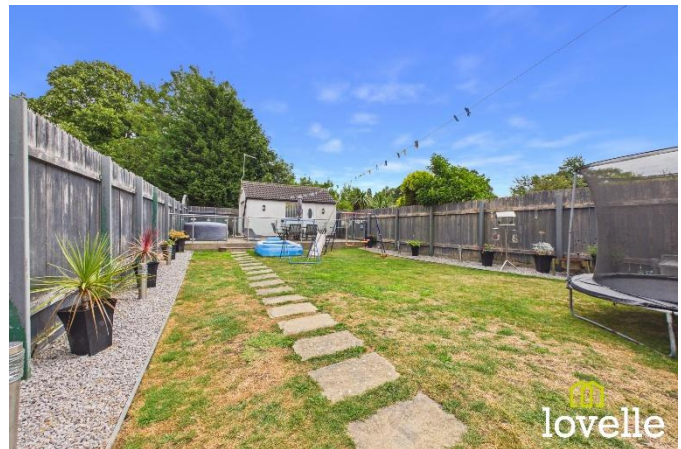
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A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS

		 Approximate total area⁽¹⁾ 143 m² 1539 ft² Reduced headroom 0.5 m² 5 ft²
Floor 0 Building 1		
		
Floor 1 Building 1		
		(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
Floor 2 Building 1		
Floor 0 Building 2		

