



Manor Way, Anlaby HU10 6TJ

Welcome to

Manor Way, Anlaby

Lovely Home In Anlaby with - Entrance Hall, Lounge, Open Plan Kitchen/Diner, Utility Room, Conservatory, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screens, radiator and stairs to the First Floor.

Lounge

With double glazed window to the front, gas fire with wooden surround and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, 2 built in cupboards, spot light points, integrated fridge freezer, double glazed window to the rear and double glazed french style doors leading to the Conservatory.

Utility Room

With wall units, work surfaces, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed window to the rear and double glazed door to the side.

Conservatory

With double glazed windows to the side and rear, wall light points and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard and double glazed window to the side.

Bedroom 1

With double glazed window to the front, radiator, television point, wall light points and spot light points.

Bedroom 2

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, glazed shower screen, vanity wash hand basin, low level wc, extractor fan, radiator and double glazed window to the rear.

Outside

Front Garden

With hedging, gravelled area and driveway providing off street parking.

Rear Garden

Rear Garden with paved patio area, lawned area, gravelled area, side access gate, borders housing plants, wall, fencing and shed.



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Welcome to

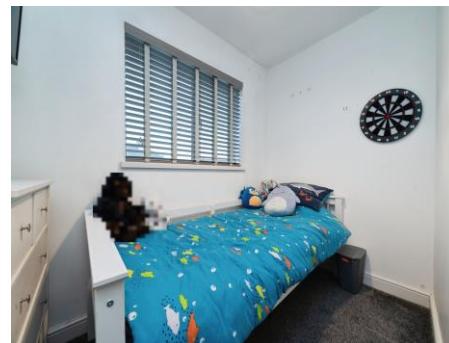
Manor Way, Anlaby

- 3 Bedroom Semi-Detached Home In Anlaby
- Well Presented Throughout!
- Open Plan Kitchen/Diner
- Utility Room & Conservatory
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000



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Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY111409 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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