

**staniford**  
grays



17 Lynwood Avenue, Anlaby, HU10 7DP

Offers In Excess Of £435,000

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# 17 Lynwood Avenue

Anlaby, HU10 7DP

- EXTENDED AND IMPROVED
- GENEROUS ROOM SIZES
- PRIVATE PLOT
- THREE RECEPTION ROOMS
- DETACHED GYM/GARAGE
- CUL-DE-SAC LOCATION
- LARGE DRIVEWAY
- POTENTIAL TO EXTEND FURTHER
- FOUR BEDROOMS

Offering a private plot position in the well regarded cul-de-sac of Lynwood Avenue is this detached family property complete with secluded gardens.

A generous internal layout awaits with excellent room proportions with viewing highly advised to appreciate the opportunity available.

The property has undergone a programme of some remodelling and extension over the years to create a spacious family home with the heart of the property being an impressive open plan and Dining Room and Sunroom extension.

The versatile arrangement of living space comprises; Entrance Hallway, Large Reception Lounge, Open plan Dining Room and Sunroom, Kitchen and Separate W.C.

To the first floor a landing provides access to 4 Bedrooms and a House Bathroom.

Externally, a pillared driveway leads to forecourt parking with a detached Garage Store/Gym with access to a private facing gardens with patios and of an excellent size.

Further opportunity exists to extend to the rear of the property subject to the necessary permissions.

NO ONWARD CHAIN



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## GROUND FLOOR

### RECEPTION HALLWAY

20'4" x 7'4" (6.22 x 2.25)

Accessed via feature entrance door with decorative archway and stained glass window leading through to a generous reception hallway with further feature circular stained glass window to the side elevation, a return staircase with decorative balustrade and spindles leads to...

### CLOAKROOM/ WC

With low flush WC, inset basin, tiling to floor coverings and splashbacks with mosaic border detailing.

### RECEPTION LOUNGE

25'3" x 13'10" at longest and widest point (7.71 x 4.24 at longest and widest point)

Enjoying excellent levels of natural daylight via the square lead insert bay window to the frontage with additional window to side. With generous ceiling heights and enviable room proportions with space for furniture suite and space for dining table also, with the room in itself extending over seven metres in length.

A central focal point is provided via an open fire insert with tiled hearth and surround with a traditional oversized mantelpiece also, a number of additional features include dado rail and coving detail.

### KITCHEN

Traditionally styled throughout with a range of hand painted Shaker style wall and base units, offering generous storage with display cabinets and wall mounted shelving also with contrasting work surface over. Ample space is provided for a number of freestanding white goods with gas burning range and farmhouse style extractor chimney over, uPVC double glazed window to side and rear elevations and access door to external patio terrace also. Amtico to floor coverings and door leading through to dining room/ sun room extension.

### DINING ROOM

10'5" x 9'7" (3.20 x 2.94)

A versatile reception space used by the current vendors as a formal dining space with fitted shelving and cabinetry to wall length, with laminate flooring continuing through to open plan sun room extension.

### SUN ROOM EXTENSION

16'2" x 10'4" (4.93 x 3.17)

Benefiting from full garden outlook and used as an informal reception space with an abundance of natural daylight provided via the mounted windows with French doors leading to the external terrace also. Laminate to floor coverings, vaulted ceiling height with wood panel detailing and exposed beams and purlins.

### FIRST FLOOR LANDING

6'9" x 8'7" (2.08 x 2.62)

With balustrade and spindles and lead insert window to side elevation providing access to four well proportioned bedrooms and house bathroom.

### BEDROOM ONE

15'8" x 10'11" (4.80 x 3.35)

With bay window to the front elevation and with a range of fitted wardrobes to one full wall length with a range of shelving, hanging rails and bespoke storage solutions, laminate to floor coverings.

### BEDROOM TWO

10'2" x 9'7" (3.12 x 2.94)

With fitted wardrobes, of double bedroom proportions and with an elevated window to the rear garden outlook.



**BEDROOM THREE**

With wardrobes and of double bedroom proportions.

12'8" x 10'0" (3.88 x 3.05)

**BEDROOM FOUR**

With fitted wardrobes and working desk, used by the current vendors as a study/ office.

10'2" x 9'5" (3.12 x 2.89)

**HOUSE BATHROOM**

Traditionally styled throughout with a range of white sanitaryware comprising of corner bath with wall mounted shower head and console over, concealed cistern WC, pedestal wash hand basin, heated towel rail and two privacy windows with decorative tiling to splashback areas.

7'10" x 7'0" (2.41 x 2.14)

**EXTERNAL**

Lynwood Avenue itself remains conveniently positioned being situated off Beverley Road in Anlaby, offering a peaceful cul-de-sac location suitable for a range of purchaser profiles, specifically families looking for a generously appointed four bedroom property extending in the region of 1600 square feet in size.

The property benefits from a generous and private plot position with an expansive brick set driveway surrounding the property footprint and providing ample provision for parking and a further landscaped garden area with excellent levels of screening to the frontage via herbaceous planted hedging. This in turn leads through to an access gate to the rear garden and garage/ gym/ store.

The rear gardens remain well stocked, being generously appointed with a patio terrace extending from the immediate building footprint, extending to a laid to lawn grass section with a further patio terrace to the rear of the garage. Herbaceous planting, well stocked borders and edging feature with an additional garden area to the rear with some Silver Birch trees, with boarded fencing and planted borders creating excellent levels of privacy and seclusion throughout. External tap and light points.

**GARAGE/ GYM/ STORE**

The current vendors have created a dedicated gym area with laminate to floor covering, with further utility provision including work surface and space for low level white goods and plumbing for washing machine. Accessed via double doors with personnel access door to side and window to rear also. Could be reinstated as a garage, or potentially used as a study/ annex.

13'1" x 25'3" (4 x 7.71)

**AGENTS NOTE**

The property comes ready for immediate occupation with further improvement potential, with the opportunity to extend further given the generous plot and sizing. Viewing is advised with no onward chain.

**SERVICES :**

Mains water, gas, electricity and drainage are connected. We understand the current E.R.Y.C council tax band is 'E'.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**VIEWINGS :**

Strictly by appointment with sole selling agents, Staniford Grays, Swanland Office - Tel: (01482) - 631133.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

**MORTGAGE CLAUSE**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire  
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

**PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



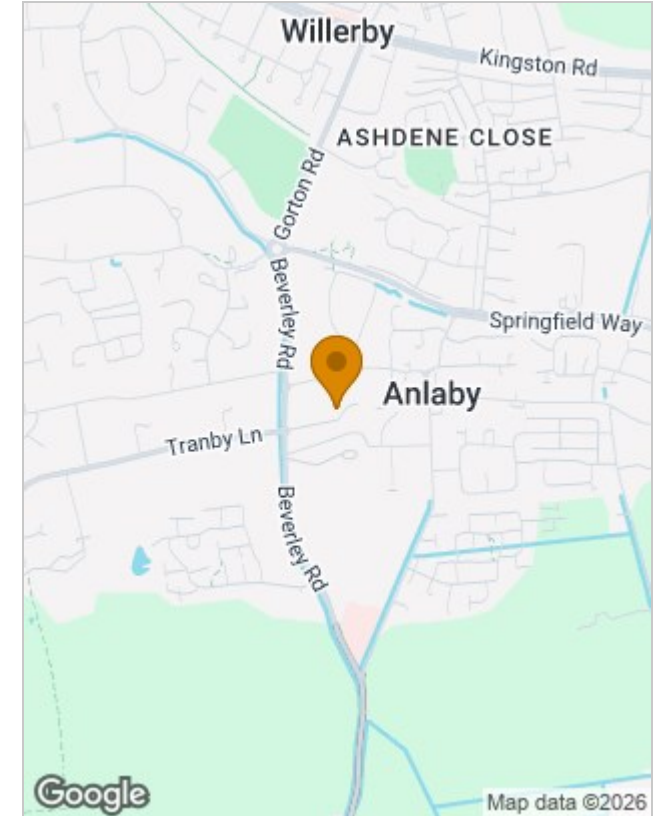
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

