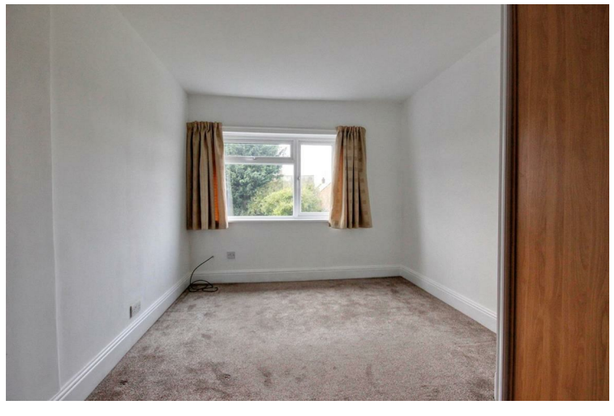

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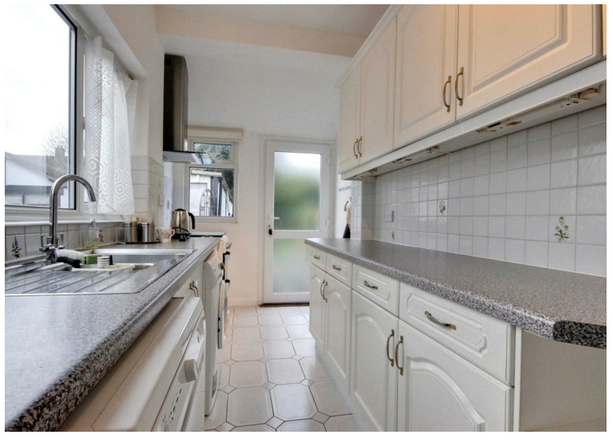

88 Anlaby Park Road North, Hull HU4 6XT

Offers in the region of £229,999

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- Traditional semi detached house
- No forward chain
- Four Bedrooms
- Two receptions
- Galley Kitchen
- Downstairs WC
- First floor Shower room
- Westerly facing garden
- Tandem garage
- EPC rating: D Council Tax: B

This aesthetically pleasing semi detached house has been a superb home for many years, for the same family. Offered with no onward chain the accommodation enjoys entrance hallway with w.c. off, two receptions, galley kitchen and to the first floor there are four bedrooms and a modern shower room. The westerly facing garden provides great outdoor space. A shared driveway leads to the larger than average garage. Offering a blank canvas for you to turn your designs into reality, an early viewing is a must.

LOCATION

Anlaby Park Road North is located off Anlaby High Road and lies within easy reach of local amenities including a short car journey to Anlaby Retail Park and also 3.5 miles west from the City centre of Hull. The property overlooks The Costello playing fields and enjoys good natural light at front and rear.

Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A uPVC door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation. Access to downstairs w.c. A door leads into the lounge dining room divided by French folding doors.

DOWNSTAIRS W.C.

Two piece suite with uPVC double glazed window to side elevation enjoying low level w.c. and pedestal wash hand basin.

FRONT RECEPTION AREA

12'9" (into bay) x 11'11" (3.89m (into bay) x 3.63m)
uPVC double glazed walk-in bay window to the front elevation.

REAR SITTING ROOM

18' x 11'10" (5.49m x 3.61m)
Enjoys uPVC double glazed window overlooking the rear garden.

KITCHEN

14'9" x 6'4" (4.50m x 1.93m)
uPVC double glazed window to the rear and side elevation and uPVC door with glazed inserts leads out into the rear garden. White fitted base and wall units with work surfaces and tiled splashbacks with under lighting to wall units. Tiled floor flows throughout. There is a stainless steel one and a quarter bowl sink unit with drainer and mixer tap, space and provision for cooking with stainless steel chimney extractor above. Space and plumbing for washing machine and space and plumbing for dishwasher.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation.

BEDROOM 1

12' (into bay) x 8'10" (to wardrobes) (3.66m (into bay) x 2.69m (to wardrobes))
uPVC double glazed window to the front elevation. Feature wardrobes incorporating a beech front and two mirrored doors providing hanging and storage facilities.

BEDROOM 2

14'2" x 9'5" (decreasing to 7'7" to wardrobes) (4.32m x 2.87m (decreasing to 2.31m to wardrobes))
uPVC double glazed window to the rear elevation. Slide robes providing hanging and storage facilities.

BEDROOM 3

8'4" x 7'2" (2.54m x 2.18m)
uPVC double glazed window to the side elevation.

BEDROOM 4

7'4" (maximum) x 7'1" (decreasing to 6'5") (2.24m (maximum) x 2.16m (decreasing to 1.96m))
uPVC double glazed oriel style bay window to the front elevation.

SHOWER ROOM

uPVC double glazed window to the side elevation, three piece modern suite in white enjoys wash hand basin set in vanity unit, low level w.c. and independent shower cubicle. Wall mounted mirror vanity unit and full height tiling in white with feature tiling within the shower cubicle and attractive contrasting tiled floor and towel radiator

OUTSIDE

To the front of the property there are wrought iron gates and hedging to the front providing access to parking which is directly in front of the property and a shared driveway to the side leads down to the rear garden and garage.

The rear garden offers a good degree of privacy with an extensive patio area leading down to lawned garden with hedge borders.

GARAGE

The garage is of metal construction, up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

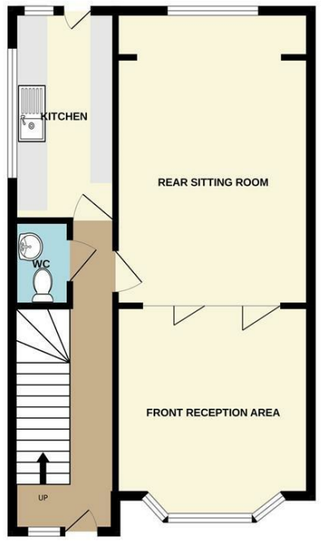
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

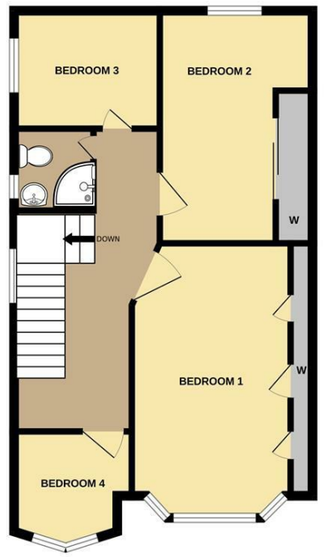
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.