



32 North Street, Anlaby HU10 7DE
£225,000

- Spacious semi-detached house
- Beautifully presented throughout
- No chain involved
- Two reception rooms
- Conservatory
- Kitchen with built-in appliances
- Three bedrooms
- Off-street parking and garden
- Council tax band B
- EPC D

We are delighted to present to the market this superb semi-detached family home which is offered with no chain and located within a stone's throw from the amenities that Anlaby has to offer. The property has no forward chain!

The property has uPVC double glazing and gas central heating and provides modernised well presented accommodation comprising: entrance hallway, two reception rooms, conservatory, superb contemporary kitchen with built in and integrated appliances. To the first floor the landing has three good sized bedrooms and a modern Bathroom along with a fixed staircase leading up to the loft area. To the front of the property there is ample private parking via a block sett driveway and to the rear the garden is of good proportions. Viewing is simply a must!

LOCATION

The property is located on North Street and close to Wolfreton Drive just to the north of the centre of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts and matching side window leads into the entrance hallway, having attractive wood laminate flooring and a staircase leading to the first floor accommodation.

LOUNGE

14' x 12' decreasing to 10'8" (4.27m x 3.66m decreasing to 3.25m) uPVC double glazed window to the front elevation, attractive wood laminate flooring, TV aerial point, oak internal doors, contemporary fireplace incorporating a living flame electric fire and TV aerial point.

DINING ROOM

9' x 8'10" (2.74m x 2.69m) With an archway to the conservatory, attractive wood laminate flooring.

CONSERVATORY

11' x 7'3" (3.35m x 2.21m) Of a glazed and brick construction with French doors to the garden.

KITCHEN

13' x 8' (3.96m x 2.44m) uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading out onto the side of the property. An extensive range of contemporary sheen base and wall units with granite work surfaces and contrasting splashbacks, attractive tiled flooring, sink unit with drainer and mixer tap, Neff induction hob with Neff fan oven and extractor, integrated dishwasher, integrated washing machine, integrated fridge freezer and access to the understairs storage cupboard.

FIRST FLOOR

LANDING

A fixed staircase leads to the loft area which has Velux roof window. We are not marketing this as a room as there are no regulations in place.

BEDROOM 1

11'6" to wardrobes x 10'2" (3.51m to wardrobes x 3.10m) uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities and small dressing area.

BEDROOM 2

13'6" x 8'10" (4.11m x 2.69m) uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

9'1" decreasing to 5'10" x 8'7" (2.77m decreasing to 1.78m x 2.44m 2.13m) uPVC double glazed window to the front elevation.

SHOWER ROOM

8'6" x 4'9" (2.59m x 1.45m) uPVC double glazed windows to the side and rear elevations, modern three piece suite in white comprises low level WC, pedestal wash hand basin, large walk-in independent shower cubicle, tiled splashbacks to wet area and tiled floor.

OUTSIDE

To the front of the property there is an extensive block sett driveway providing vehicle parking for several vehicles.

The rear garden is of very good proportions featuring a decking area leading down to a lawned garden providing an ideal outside entertainment area.

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).

COUNCIL TAX

The Council Tax Band for this property is Band B.

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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2017