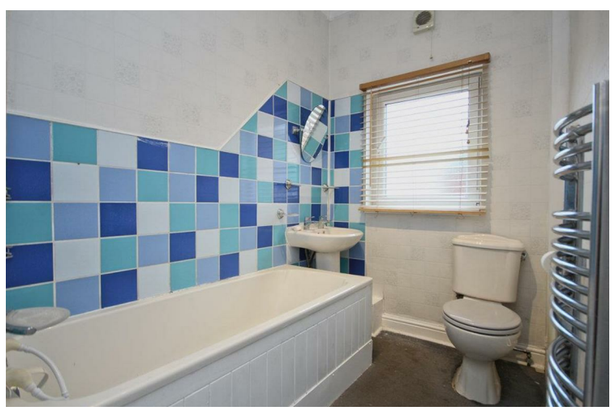

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QUICK&CLARKE
The Property Specialists

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21 Wolfreton Road, Anlaby HU10 6QN

£129,950

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- Three bedrooms
- Modern kitchen
- Westerly facing garden
- Ideal for the amenities
- Three receptions rooms
- Woodburning stove in living room
- No forward chain
- EPC: D

THE PROPERTY

A superb, generous sized and well laid out blank canvas to create a fabulous home. Offered with no forward chain, the property has been extended to create a generous sized modern kitchen to the rear and benefits from two large reception rooms and three bedrooms. Boasting a westerly facing garden to the rear and the addition of a private patio area, the property also has a woodburning stove set in the fireplace of the living room. Ten foot access to the rear also affords the option of off street parking. Situated in a superb location convenient for the amenities on Springfield Way in Anlaby, viewing is highly recommended.

LOCATION

The property is located on the western side of Wolfreton Road close to its junction with Springfield Way. This convenient location, close to the amenities on Springfield Road (which include Morrisons supermarket, Marks & Spencers, Argos etc) lies just off the major road network linking the area to Hull City Centre. Wolfreton Road lies between Willerby Road and Springfield Way in this very popular area of West Hull and close to the village of Anlaby.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern uPVC front door with ornate glass panel and further window above to create a light and bright atmosphere, porcelain tiled floor and stairs leading to the first floor accommodation.

LIVING ROOM

13'3" x 12'6" (4.04m x 3.81m)
A very well-proportioned room with a bay window to the front elevation. The focal point of the room is a woodburning stove set in an exposed brick fireplace with porcelain tiled hearth and wooden surround. Oak style laminate flooring and large storage cupboard under the stairs. A timber glass panelled door leads through into the dining room.

DINING ROOM

10'3" x 9'10" (3.12m x 3.00m)
Allowing flexibility of use and with laminate flooring and radiator under ornate radiator cover, window to the rear elevation.

KITCHEN

13'11" x 6'10" max (4.24m x 2.08m max)
A modern fitted kitchen with gloss white fronts, laminate worksurfaces and ceramic tiled splashbacks. Integrated Bosch stainless steel gas hob with extractor over, integrated Bosch oven, fridge and freezer. Space and plumbing for washing machine, stainless steel 1 1/2 bowl sink and drainer. Porcelain tiled floor and window to side elevation overlooking the patio area, uPVC modern glass panelled door to outside.

BATHROOM

7'4" x 5'5" (2.24m x 1.65m)
Accessed through a lobby with space for storage and with a three piece sanitary suite comprising panelled bath, pedestal hand wash basin and low level WC. Ceramic tiled splashbacks, chrome heated towel rail and window to the rear elevation.

FIRST FLOOR

LANDING

BEDROOM 1

15'8" x 10'9" (4.78m x 3.28m)
Stripped and stained floorboards, built-in cupboards, attractive enamelled radiator and window to the front elevation.

BEDROOM 2

10'1" x 7'7" (3.07m x 2.31m)
Laminate flooring, built-in cupboard and window to the rear elevation overlooking the garden.

BEDROOM 3

9'11" x 7'7" (3.02m x 2.31m)
Laminate flooring, built-in cupboards, one housing the modern Ideal Standard Vogue C26 boiler (installed in 2016 and with the balance of the warranty), and window to rear elevation.

WC

Low level WC and hand wash basin, wood panelled walls to half height and laminate flooring.

FRONT GARDEN

The property sits behind a wall with wrought iron railings and matching gate. The front garden has been laid under gravel for ease of maintenance.

REAR GARDEN

The rear garden is split into two halves with a tenfoot right of way serving this and the neighbouring properties bisecting the garden. Adjacent to the kitchen is a private patio area with a 6ft timber gate opening onto the tenfoot. The second area of garden is much larger and westerly facing with double timber vehicular gates which can provide the opportunity for hardstanding and off street parking within the garden area. Beyond this is an area of lawn and a number of mature and ornamental shrubs and trees.

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 (to be confirmed by the vendor's solicitor).

VIEWING

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

FINANCIAL SERVICES

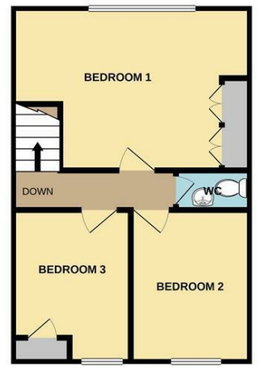
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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

GROUND FLOOR

1ST FLOOR



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 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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