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QUICK & CLARKE
The Property Specialists

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1055 Anlaby Road, Hull HU4 7PP

£290,000

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- Imposing semi-detached family home
- No onward chain
- In excess of 1800 square feet
- Three receptions
- Five bedrooms
- South facing garden
- Garage to the rear
- In need of modernisation but offering so much scope
- Viewing is a must!
- EPC Rating D; Council Tax Band: D

This beautiful, imposing semi-detached family home is offered to the market with no forward chain! Offering so much space and potential for family living with an abundance of lovely features expectant of this era of property. The property offers approximately 1880 square feet and whilst in need of modernisation enjoys Entrance Hallway with WC, Three Receptions, Breakfast Kitchen and to the first floor the landing leads to FIVE Bedrooms, Bathroom and separate WC. South facing garden to the rear. To the rear of the property there is a tenfoot leading to a brick built garage and attach store (formerly stables/Coach House). Viewing is a must to fully embrace all of what is on offer and what this house can be.

LOCATION

The property is located on Anlaby High Road, close to the village 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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

Attractive parquet flooring and staircase with balustrade leading to the first floor accommodation. Door into:

W.C.

Window to the side elevation, two piece suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE

18'6" decreasing to 15'4" x 14'11" (5.64m decreasing to 4.67m x 4.55m)
uPVC double glazed walk-in bay window to the front elevation, picture rail, feature coving to ceiling, attractive wood laminate flooring and traditional fireplace with brick back and tiled hearth incorporating living flame gas fire. TV aerial point.

SITTING ROOM

19'1" decreasing to 17'2" x 11'6" (5.82m decreasing to 5.23m x 3.51m)
uPVC double glazed door leading out into the rear garden and window, Adam style fire surround with granite hearth and gas fire, picture rail, coving to ceiling and fitted bookcases to the corner of the room.

BREAKFAST/DAY ROOM

13'9" x 11' (4.19m x 3.35m)
uPVC double glazed window to the side elevation, attractive wood laminate flooring and fitted storage cupboards.

KITCHEN

18' x 10'11" (5.49m x 3.33m)
uPVC double glazed window to the side and rear and uPVC door to garden. An extensive range of fitted base and wall units with work surfaces and tile splashbacks, space and provision for cooking, space and plumbing for washing machine and fitted storage cupboards.

FIRST FLOOR

SPACIOUS LANDING AREA

Stained glass leaded window to the half landing area.

BEDROOM 1

16'9" x 11'4" (5.11m x 3.45m)
uPVC double glazed window to the rear elevation, feature white fire surround with ornate open fire and tiled hearth, fitted storage cupboard and picture rail.

BEDROOM 2

15'9" x 10'2" to storage cupboard (4.80m x 3.10m to storage cupboard)
uPVC double glazed window to the front elevation, fitted storage cupboard, fire surround with cast iron open fire and ornate tiled back and hearth, and picture rail.

BEDROOM 3

13'7" x 10'11" (4.14m x 3.33m)
uPVC double glazed window to the rear elevation, cast iron open fire surround with tiled hearth and picture rail.

BEDROOM 4

13' maximum x 10'1" (3.96m maximum x 3.07m)
uPVC double glazed window to the front elevation.

BEDROOM 5

10'11" x 7'6" (3.33m x 2.29m)
uPVC double glazed window to the side elevation.

BATHROOM

Window with secondary glazing to the side elevation, two piece suite in white comprising panelled bath with shower and screen over, pedestal wash hand basin, tiled splashbacks to wet areas and airing cupboard.

SEPARATE W.C.

Low level w.c. and window to the side elevation.

OUTSIDE

To the front of the property behind a hedge and timber gate lies a lawned garden with established planted borders and side access leading to the rear garden via a timber gate.

The rear garden is South facing. Directly beyond the property there is a timber fence and gate providing access to the patio area. The lawned garden has established hedge and planted borders with a further timber gate to the rear providing access to the Coach House.

The Coach House is accessed via a tenfoot to the rear which is shared by several properties. Located at the head of the tenfoot double gates provide access to a single garage with storage facilities above and to the side there is an attached store which has access to a loft area and a door providing access to a storage area with power and light laid on.

AGENTS NOTES

The property is currently know as St Mark's Vicarage however, please note that the seller will need to impose a covenant to the effect that the purchaser will change the name of the property from St Mark's Vicarage and not use any name for the property in future which suggests any continuing connection with the incumbent of the benefice.

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 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

1ST FLOOR

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.