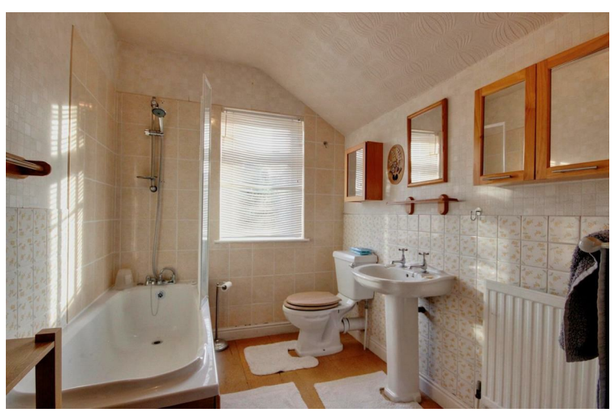
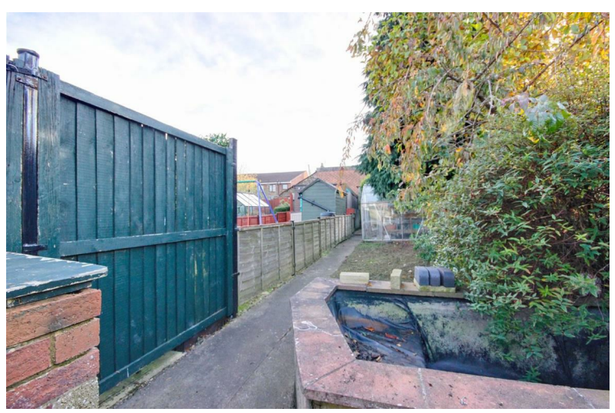

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

24 Pryme Street, Anlaby HU10 6SH

£125,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Superb, charming cottage
- Heart of Anlaby location
- No onward chain
- In excess of 800 square feet
- 2 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen with Rayburn
- Enclosed garden
- EPC Rating: D Council Tax Band: A

Located within the heart of Anlaby, an ideal location for a first time buyer or those looking for ease of access to local amenities and presented to the market with no chain, this delightful cottage is available for viewing. The property oozes charm and enjoys two reception rooms; both with open fire, Kitchen with Rayburn, rear lobby and downstairs shower room, and to the first floor there are two Bedrooms and a modern Bathroom. The property enjoys a Southerly facing garden with outside store, shed and greenhouse, and offers a blank canvas for any buyer to add their own design flair within and enhance this cottage to provide great modern living at its very best.

LOCATION

Pryme Street is located in the heart of Anlaby within walking distance of the local shops and amenities that the village has to offer. With bus services connecting to further afield and with Willerby, Willerby Retail Park and Anlaby Retail Park on Springfield Way close by and Hull city centre approximately 3 miles East of the property. Anlaby is an East Riding village and a good location with local schools, both public and private, available.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A wooden door with glazed inserts leads into:

ENTRANCE PORCH

Window to the side and door leading into:

LOUNGE

11'5" x 11'4" (3.48m x 3.45m)
uPVC double glazed window to the front elevation, parquet flooring and stone fireplace with open fire.

SITTING ROOM

14'6" x 11'4" (4.42m x 3.45m)
uPVC double glazed window to the rear elevation, feature fireplace with mahogany fire surround and open fire, staircase to the first floor accommodation, parquet flooring and storage cupboard.

KITCHEN

11'3" x 6'8" (3.43m x 2.03m)
uPVC double glazed window to the side elevation, fitted base and wall cupboards, one and a quarter bowl sink unit with drainer, solid fuel Rayburn set in chimmey recess and space and provision for electric cooking. Door into:

REAR LOBBY

Door to garden.

SHOWER ROOM

Three piece suite comprising low level w.c., pedestal wash hand basin set in vanity unit and independent shower cubicle.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1

11'6" x 11'5" (3.51m x 3.48m)
uPVC double glazed window to the rear elevation and fitted storage cupboard. A door leads into:

BATHROOM

10'2" x 6'7" (3.10m x 2.01m)
Accessed down a few steps with uPVC double glazed window to the rear elevation, panelled bath with folding shower screen and shower over, low level w.c., pedestal wash hand basin and fitted storage cupboard housing the Ideal Standard gas central heating boiler.

BEDROOM 2

11'5" x 11'6" (3.48m x 3.51m)
uPVC double glazed window to the front elevation.

OUTSIDE

To the rear of the Cottage there is a small enclosed courtyard with gate providing pedestrian access to the front and for the neighbouring properties. A further gate leads into the rear garden.

The rear garden is of a good size with a garden pond and is designed for ease of maintenance having an array of shrubbery and plants. A breeze block outbuilding with power and light laid on measures 11'4" x 7"4" and there is a further garden shed and greenhouse to the head of the garden. The rear garden offers great outdoor space.

Small enclosed cottage syle garden to the front.

Parking is provided on-street on a first come first served basis.

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 majority 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

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.