



Quick & Clarke

PROPERTY SPECIALISTS

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The Gables, 17 North Street, Anlaby HU10 7DD
Guide Price £399,500

- Characterful period property
- Very convenient for the shops and the sports centre
- Large plot > 0.2 of an acre
- Four generous double bedrooms
- Flexible layout with a ground floor bedroom & bathroom
- Secure gated parking
- Potential for a building plot
- Council tax band E
- EPC rating E

This charming and characterful period property occupies a remarkably convenient position, situated in a quiet spot that remains just a short stroll from the diverse shops and amenities of Anlaby. Set within an expansive plot exceeding one-fifth of an acre, the home has been sympathetically updated and extended over the years. The sheer size of the grounds presents a unique opportunity, potentially offering space for a separate building plot subject to the necessary consents.

The internal layout is designed with exceptional versatility in mind, particularly for those seeking a home that supports independent living. The ground floor features a spacious bedroom with an adjacent ensuite bathroom, providing a self-contained feel that is ideal for multi-generational families or those preferring single-level facilities. This flexibility is further enhanced by the presence of three reception rooms and a homely dining kitchen, allowing the space to be tailored to any lifestyle.

The first floor provides three generous double bedrooms, ensuring ample space for all residents. Notably, the front bedroom on this level has previously had plans drawn up for the installation of an ensuite shower room.

Externally, the impressive grounds include extensive lawns, a large vegetable plot, and a garage. The property also benefits from secure electric gated parking with room for up to three cars. Given the rare combination of a central, accessible location and such substantial private land, a viewing is highly recommended to fully appreciate the potential on offer.

LOCATION

The property is situated in a convenient location on North Street in Anlaby close to its junction with Church Close. This relatively peaceful position lies between Springfield Way and Wilson Street just to the north west of Anlaby village centre and as such provides a convenient location to access the shops at Anlaby Retail Park and within Anlaby Village itself. Further, Haltemprice Sports Centre is also within easy reach.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'6 x 8'10 (3.20m x 2.69m)
A beautiful timber front door with an ornate stained glass panel above provides a fitting entrance to this characterful period property. Carved timber staircase leads to the first floor accommodation. Amtico flooring & part wood paneling to the walls.

LIVING ROOM

14'1 x 14' (4.29m x 4.27m)
A beautiful light and bright room courtesy of its extensive windows to three aspects giving views over the garden. An attractive carved timber fireplace houses a gas living flame fire with cupboards in the alcove to one side.

DINING ROOM

13'2 x 11'11 (4.01m x 3.63m)
A further characterful reception room, dual aspect with walk-in bay window to the front/south aspect and a further window to the westerly aspect. The focal point of the room is a stunning ornate marble fireplace with a slate hearth housing an open grate fire. Period cornice and central ceiling rose.

DINING KITCHEN

14'1 x 16'1 max (4.29m x 4.90m max)
With an interesting shape, the breakfast kitchen offers a good range of wall and base storage units with cream fronts and solid wood butchers block worksurfaces with matching breakfast bar. Five ring gas hob with extractor over, Neff double oven, integrated dishwasher and fridge. Original cast iron range, a continuation of the Amtico flooring from the entrance hall, heated towel radiator and two windows overlooking the rear garden.

UTILITY ROOM

13'9 x 9'7 (4.19m x 2.92m)
A large utility room with extensive storage to match the units in the kitchen and butchers block worksurfaces. Porcelain butler's sink and drainer, integrated freezer, cupboard concealing the modern Worcester Bosch boiler which serves the front of the house. A door leads onto the driveway with window to one side, and a continuation of the Amtico flooring.

DOWNSTAIRS CLOAKROOM

5'1 x 3'3 (1.55m x 0.99m)
Two piece sanitary suite comprising vanity wash basin and close coupled WC, window to the front elevation.

GARDEN ROOM

31'9 x 7'8 (9.68m x 2.34m)
A superb extension to the rear of the house which interlinks the rear reception room/ground floor bedroom to the main property. With a fixed roof and extensive fenestration, patio doors lead out on to the garden. Tiled floor, mounting on the wall for television and built-in window seat with extensive storage under. Integral door through to the garage.

GROUND FLOOR BEDROOM

13'2 x 11'1 (4.01m x 3.38m)
A double bedroom with patio doors opening onto the garden and Karndeian flooring.

ENSUITE BATHROOM

11'8 x 7'9 (3.56m x 2.36m)
Two piece sanitary suite comprising Whirlpool bath with tiled surround and pedestal wash basin. Partially tiled walls and window to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1

14'2 x 12'9 (4.32m x 3.89m)
A double bedroom with window to the westerly aspect and with an extensive range of built-in wardrobes including drawer units and bedside tables. A further built-in cupboard and an attractive period fireplace.

BEDROOM 2

14'4 x 13'2 (4.37m x 4.01m)
Window to the front elevation and an attractive period fireplace. Plans have previous been drawn up to create an ensuite showeroom which will have little impact on the size of the room.

BEDROOM 3

14'1 x 10'2 (4.29m x 3.10m)
Built-in wardrobes with matching dressing table and bedside units, inset wash basin, characterful period fireplace and window to the side elevation.

BATHROOM

5'11 x 5'4 (1.80m x 1.63m)
Three piece sanitary suite comprising modern shower bath with glass screen, pedestal wash basin and close coupled WC. Tiled walls and window to the rear elevation.

OUTSIDE

The property sits on a beautiful and well-tended private plot which extends to just over 1/5th of an acre. Split into four distinct areas and with space which could allow the potential for fitting a building plot on the existing vegetable plot (subject to the necessary permissions).

The property is approached by car through an electric gate onto a gravelled driveway which leads up to the garage. The driveway provides parking for three or four cars. Pedestrian access is through a gate which leads up to the front door. The gardens are largely lawned and the majority are south and westerly facing and as such making the most of the available sunlight. With an extensive vegetable plot and greenhouse.

GARAGE

18'3 x 12'5 (5.56m x 3.78m)
Up & over door providing access off the driveway and a further integral door from the garden room. Wall-mounted gas boiler which serves the rear of the property. With further storage in the loft space, the garage is supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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



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