



QUICK&CLARKE

The Property Specialists

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994 Anlaby Road, Hull HU4 6AT
£335,000

- An outstanding renovated semi-detached family home
- No onward chain
- In excess of 1,200 square feet
- Two reception rooms
- Stunning newly fitted living dining kitchen
- Four good sized bedrooms
- Newly fitted modern bathroom and downstairs w.c.
- Beautifully designed low maintenance garden
- Block sett driveway & garage
- Council Tax Band: D EPC Rating: C

Located within this highly regarded area we are delighted to present to the market a property which can only be described as one of the most exceptional renovation projects we have seen in a long time, with so much intricate attention paid to so much detailing. Having undergone an extensive program with extension and superb fixtures and fittings with stylish elevations throughout, this property is offered with no onward chain and with versatile accommodation in excess of 1,200 square feet.

A welcoming entrance hallway with modern w.c. off, there are two formal reception rooms, both of which are good sized and offer versatile space for family living, a stunning living dining kitchen with newly fitted kitchen and range cooker and a host of integrated appliances. To the first floor there are four good sized bedrooms and a stunning family bathroom. Oak doors throughout. The gardens are beautifully tended and designed for ease of maintenance and a newly laid block sett driveway provides off street parking to both the front and side elevation and leads down to the detached single garage.

Simply ready to key turn and enjoy living in what is a stunning family home. It goes without saying that an early viewing is an absolute must.

LOCATION

Located on Anlaby Road within ease of access to local amenities and facilities including the shops in Anlaby, a close drive to Anlaby village centre and also Anlaby Retail Park. Ideally located for local schools with both public and private schools within a short journey and ease of access via the A63/M62. This makes this property an ideal base for family living.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

14'2" x 6'3" (4.32m x 1.91m)
A contemporary composite door leads into entrance hallway. Having staircase leading to the first floor accommodation. Parquet styled flooring flows throughout.

DOWNSTAIRS W.C.

Modern two piece suite in white having low level w.c. and pedestal wash hand basin. uPVC double glazed window to the side elevation.

LOUNGE

15'1" into bay x 13'2" (4.60m into bay x 4.01m)
uPVC double glazed bay window to the front elevation. The bay window has been additionally, insulated. Recessed fireplace with brick inlay and wooden beam beautifully complimented with integral lighting.

DINING / SITTING ROOM

16'6" maximum x 11'6" decreasing to 9'11" (5.03m maximum x 3.51m decreasing to 3.02m)
uPVC double glazed French door with side windows opening out into the rear garden. Recessed fireplace area with integral lighting.

LIVING DINING KITCHEN

29'9" x 8'10" decreasing to 7'9" (9.07m x 2.69m decreasing to 2.36m)
uPVC double glazed windows to both the rear and side elevations. Newly fitted, ivory Shaker style base and wall units with work surfaces. Stunning integral lighting to unit plinths and wall. Rangemaster, range cooker with oversized extractor. Sink unit with drainer, Integrated dishwasher and integrated washing machine. Space for fridge freezer. uPVC door with glazed insert opens in to the rear garden.

FIRST FLOOR

LANDING

With access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

15'1" into bay x 11'6" (4.60m into bay x 3.51m)
uPVC double glazed walk-in bay window to the front elevation. The bay has been extra insulated. Recessed spot lighting.

BEDROOM 2

12'5" x 11'6" (3.78m x 3.51m)
uPVC double glazed window to the rear elevation. Recessed spot lighting.

BEDROOM 3

10'1" plus doorwell x 9'1" (3.07m plus doorwell x 2.77m)
uPVC double glazed window to the rear elevation. Slide robe wardrobe which conceals the new gas central heating boiler, wich consists of duel zone heating, upstairs and downstairs seperately.

BEDROOM 4

8'4" x 7'10" (2.54m x 2.39m)
uPVC double glazed oriel bay window to the front elevation.

BATHROOM

9'10" x 4'9" (3.00m x 1.45m)
With two uPVC double glazed windows to the side elevation. Newly fitted modern bathroom enjoying a panelled Bath with folding shower screen and electric shower over, wash hand basin and low level w.c. Attractive tiled splash backs. Extractor and towel radiator.

OUTSIDE

Newly laid grey and anthracite bordered block sett driveway which extends to the front and side, providing off street parking for several vehicles. Single detached garage with up and over door, power and lighting and side personal door opening in to the rear garden.

The rear garden is beautifully tended which features attractive large porcelain tiled patio with lawned garden. At the head of the garden the patio extends to a private, concealed area located behind the garage with a pergola area and outside power points, ideal for those wishing to place a hot tub here.

GARAGE

With up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired two zone 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).

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

AGENT'S NOTES

Having undergone a full renovation project we have been advised by the builder that Kingspan has been added to the front bedroom bay window for extra insulation.



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.

While 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. Made with Measure 12/05