



Quick & Clarke

PROPERTY SPECIALISTS

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12 Penwith Drive, Anlaby, Hull HU10 6QW
Offers Over £185,000

- Exceptional semi detached house
- No onward chain
- Head of cul-de-sac position
- Spacious Lounge
- Modern fitted kitchen with built in appliances
- Modern shower room
- Three good size bedrooms
- Superb garden
- Driveway and singlegGarage
- EPC Rating: D Council Tax: B

This exceptional semi detached house occupies a prime head of cul de sac position with a superb size plot. Offered to the market with no onward chain the property offer "key-turn" accommodation enjoying uPVC double glazing, gas central heating, private driveway with parking for several vehicles and a detached garage.

Well presented throughout the accommodation enjoys Entrance Hallway, spacious Lounge with fireplace, Modern fitted kitchen with built in appliances and contemporary shower room. To the first floor there are three good size bedrooms.

There could be the potential to extend (subject to planning) with the garden being of such good proportions. Viewing is an absolute must!

LOCATION
Penwith Close is a small cul-de-sac located off Wolfreton Road which is accessed from Springfield and is ideally located for local amenities and facilities with Anlaby Shopping Retail Park literally within walking distance and the village of Anlaby with further amenities very close by.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to the supermarkets of Morrisons, Waitrose and Sainsburys. There is good public transportation which runs through the village with good road access to both the Hull city centre and the regions motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
9'0" x 3'4" (2.74m x 1.02m)
uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

LOUNGE
15'1" decreasing to 10'11" x 14'4" max (4.60m decreasing to 3.33m x 4.37m max)
uPVC double glazed window to the front elevation. Modern fireplace with granite back and hearth incorporating living flame gas fire. TV aerial point. A door leads into the kitchen.

KITCHEN
11'8" x 10'2" (3.56m x 3.10m)
uPVC double glazed window to the rear elevation and uPVC door to garden. An extensive range of ivory Shaker style base and wall units with work surfaces and splashbacks. Ceramic hob and single electric oven. Wood laminate flooring in tiled effect. One and a quarter bowl sink unit with drainer and mixer tap. Space for fridge freezer and space and plumbing for washing machine. Integrated dishwasher.

SHOWER ROOM
7'3" x 6'11" (2.21m x 2.11m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, wash hand basin and low level w.c. Fully tiled walls and contrasting flooring. Towel radiator and extractor.

FIRST FLOOR

LANDING
Small landing area with access to loft.

BEDROOM 1
16'3" max x 9'3" decreasing to 7'11" (4.95m max x 2.82m decreasing to 2.41m)
uPVC double glazed window to the front elevation.

BEDROOM 2
9'0" x 5'10" (2.74m x 1.78m)
uPVC double glazed window to the rear elevation.

BEDROOM 3
12'6" x 7'2" (3.81m x 2.18m)
uPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is an open aspect garden. A side driveway provides off street parking and leads to a detached garage.

The rear garden is of great proportions and is predominantly laid to lawn.

DETACHED GARAGE
With up and over door.

AGENT'S NOTE
We are advised by the Seller that the property was re-roofed 11 years ago and the addition of the garage was built.

SERVICES
All mains services are available or connected to the property.

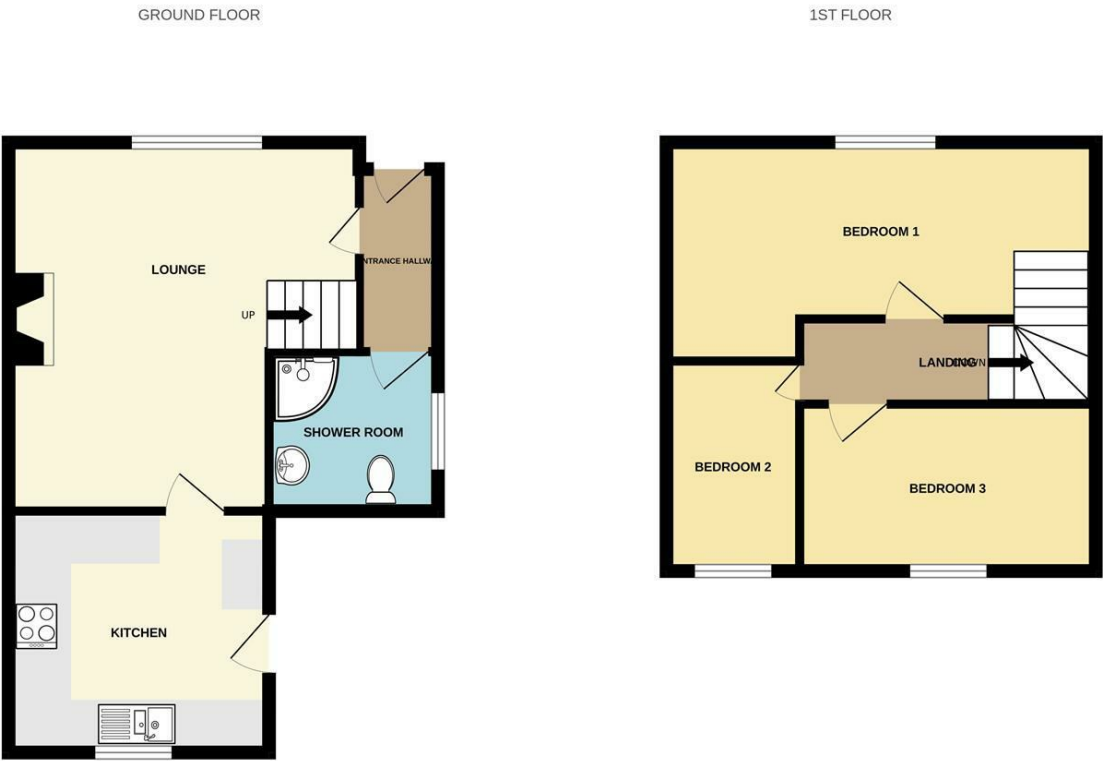
CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (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



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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