



**41 Petfield Drive, Anlaby HU10 7ES**  
**Offers Over £190,000**

- Recently built (2018)
- Attractive design
- Westerly facing garden
- Two parking spaces
- Family friendly development
- Modern kitchen & bathroom
- EPC Rating: B

#### THE PROPERTY

A very attractive and modern house with all the benefits of a new build property plus a Westerly facing garden. Comprising an attractive layout which provides for a feeling of light and space, the property benefits from a modern contemporary designed kitchen and bathroom. Having two parking spaces to the front of the property, the house also has an appealing position away from the main road.

#### LOCATION

The property is located on Petfield Drive, which is part of this attractive modern development located on the South side of Anlaby, between the villages of Anlaby and Hessle. Accessed off Lowfield Road via Lawrance Avenue, the property is in a convenient location to access the broad array of amenities within the local area.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

6'1" x 3'6" (1.85m x 1.07m)  
Having a modern composite front door with a glass panel and plank effect floor covering.

##### CLOAKROOM

6'1" x 2'9" (1.85m x 0.84m)  
With a two piece sanitary suite comprising w.c., pedestal hand wash basin and a continuation of the plank effect floor covering from the entrance hall.

##### LIVING ROOM

15'1" x 14'3" (4.60m x 4.34m)  
A well proportioned room with an open staircase to the first floor accommodation creating a further feeling of space, storage cupboard and a window to the front elevation.

##### DINING KITCHEN

15' x 8'10" (4.57m x 2.69m)  
An attractive and contemporary styled kitchen with white gloss fronts and modern grey laminate work surfaces, four ring stainless steel gas hob with glass splashback and extractor over, stainless steel sink and drainer, ceramic tiled splashbacks, integrated oven, washing machine and fridge freezer, French doors opening onto the garden and a further window over the sink, space for a table and plank effect floor covering.

##### FIRST FLOOR

##### BEDROOM 1

12'1" x 8'1" (3.68m x 2.46m!)  
With a window to the rear elevation and built-in wardrobes.

##### BEDROOM 2

11'2" x 8'1" (3.40m x 2.46m)  
With a window to the front elevation.

##### BEDROOM 3

6'9" x 9' (2.06m x 2.74m)  
With a window to the rear elevation.

##### BATHROOM

9'8" x 6'9" (2.95m x 2.06m)  
With a three piece sanitary suite comprising panelled bath with thermostatic shower over and glass screen, pedestal hand wash basin, low level w.c., partially tiled walls, window to the front elevation and a large storage cupboard over the stairs.

##### OUTSIDE

The property has two tarmac parking space to the front.

The rear garden is Westerly facing with a patio adjacent to the rear of the house which leads out onto a lawned garden. The garden is fenced on three sides with slate chippings on the flower borders for ease of maintenance. There is also a shed for storage.

The rear garden can be accessed down the side of the property through a timber gate.

##### 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 (to 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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



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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