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QUICK&CLARKE
The Property Specialists

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2 Orchard Close, Anlaby HU10 6RF

Offers Over £230,000

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- Detached True Bungalow
- No Forward Chain
- Spacious Lounge with fireplace
- Modern Dining Kitchen
- Two double fitted Bedrooms
- Modern House Bathroom
- Enclosed garden to the rear
- Low maintenance garden to the front
- Driveway and Garage
- EPC: awaited

Enjoying a prime cul-de-sac location we present to the market this exceptional detached true bungalow. With no forward chain the property provides key turn accommodation to which which must be viewed to be appreciated! Enjoying uPVC double glazing and gas central heating the well presented accommodation has welcoming Entrance Hallway, spacious Lounge, modern Dining Kitchen, two DOUBLE fitted Bedrooms and a modern Bathroom. The gardens are well tended and provide great outdoor space with a beautiful low maintenance garden to the front. The driveway leads to the Single Garage. An all round lovely property!

LOCATION

Orchard Close is located off Wolfreton Lane which can be accessed from Springhead Way in Anlaby and Kingston Road in Willerby. Ideally located for the amenities on Anlaby Retail Park and a short drive to Anlaby village centre. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A uPVC door with glazed inserts and side windows leads into entrance hallway, which has access to loft.

LOUNGE

20'11 x 13'1 (6.38m x 3.99m)
uPVC double glazed window to both the front and side elevations. Adam style fire surround with living flame gas fire, dado rail, coving to ceiling and TV aerial point.

DINING KITCHEN

16'3 x 9'9 (4.95m x 2.97m)
uPVC double glazed windows to the front and side elevations, and uPVC door opening out into the rear garden. An extensive range of modern white fronted base and wall units with worksurfaces and full height tiling to kitchen area. Space and provision for cooking, space and plumbing for dishwasher and washing machine. Sink unit with drainer and mixer tap. Glass display cabinet and attractive flooring. To the dining area there is uPVC double glazed window to the front elevation and a fitted base cupboard.

BEDROOM 1

13'1 x 8'9 to wardrobes (3.99m x 2.67m to wardrobes)
uPVC double glazed window to the rear elevation. Fitted bedroom furniture enjoying wardrobes with drawers, dressing table with mirror and units above, overhead bedroom units and bedside cabinets.

BEDROOM 2

9'9 x 8' to wardrobes (2.97m x 2.44m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BATHROOM

7' x 5'5 (2.13m x 1.65m)
uPVC double glazed window to the rear elevation. Three piece suite in white has panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls in two tone colours with feature border tiling.

EXTERNAL

To the front of the property there is a beautiful low maintenance garden which is majority gravelled with well tended shrubbery and plants. A side paved driveway with gravelled centre provides off street parking and leads down to the single garage.

The rear garden is beautifully tended and offers a good degree of privacy with patio area, lawn and hedged boundary.

GARAGE

A single garage with up & 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 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).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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 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

EPC RATING

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

GROUND FLOOR

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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