



10 Orchard Close, Anlaby, Hull HU10 6RF
£160,000

- Modern semi
- Prime cul-de-sac location
- No onward chain
- 2 bedrooms
- First floor bathroom
- Side driveway
- Superb Southerly facing garden
- A blank canvas to add design flair
- Viewing a must
- EPC Rating: D; Council Tax Band: B

Enjoying a prime cul-de-sac location with superb Southerly facing garden and presented with no onward chain, this aesthetically pleasing semi-detached family house is available to view. An ideal purchase for first time buyers to fully enjoy living in a great property but offering a blank canvas for the discerning purchaser to add their own design flair within and create a fabulous property. The property enjoys entrance hallway, breakfast kitchen, lounge, sun room and to the first floor two bedrooms and a bathroom. With a superb rear garden and side driveway providing off-street parking, this property is one to most definitely add to your viewing list.

LOCATION

Orchard Close is a small cul-de-sac off Wolfreton Road lying within ease of reach of the local amenities and facilities with Haltemprice gym close by, Anlaby Retail Park and the village of Anlaby itself.

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 COMPRISSES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALL

BREAKFAST KITCHEN

10'7" x 9' (3.23m x 2.74m)

uPVC double glazed window to the front elevation, white fitted base and wall units with work surfaces and tile splashbacks, space and provision for gas cooking, sink unit with drainer and access to understairs storage cupboard.

LOUNGE

14'6" x 11'6" plus door well (4.42m x 3.53m plus door well) Staircase leading to the first floor accommodation, Adam style fire surround with granite back and hearth incorporating living flame fire and TV aerial point. Sliding doors lead into:

GARDEN ROOM

Being of wooden and glass construction with French doors to garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'7" max into door well x 14'6" (3.53m max into door well x 4.42m)

uPVC double glazed window to the rear elevation and sliderobes providing hanging and storage facilities.

BEDROOM 2

9' x 7'9" (2.74m x 2.36m)

uPVC double glazed window to the front elevation and sliderobes providing hanging and storage facilities.

BATHROOM

uPVC double glazed window to the front elevation, three piece coloured suite comprising panelled bath, low level w.c. and wash hand basin in vanity unit with shower over bath.

OUTSIDE

To the front of the property is an open aspect lawned garden. A side driveway provides off-street parking for several vehicles.

The rear Southerly facing garden is lawned with planted borders creating an 'all seasons' garden with a timber shed and patio area.

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

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



1ST 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 are approximate and no responsibility will be accepted 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 operation or efficiency can be given.