



**The Gables, 17 North Street, Anlaby HU10 7DD**  
**Guide Price £399,500**



- Characterful period property
- Convenient for the shops and the sports centre
- Large plot > 0.2 of an acre
- Potential for a building plot
- Flexible layout with a ground floor bedroom
- Secure gated parking
- Council tax band E
- EPC rating E

A charming and characterful, period property situated in a relatively quiet position just a stone's throw away from the amenities of Anlaby. Situated on a large plot, exceeding 1/5th of an acre, which itself may give the potential to provide for a separate building plot, this beautiful property has been extended and sympathetically updated over time.

Offering great flexibility of living space and planned with the opportunity of using one of the reception rooms as a ground floor bedroom with an adjacent bathroom, the current layout of the property boasts up to four reception rooms plus a dining kitchen. The large plot has extensive lawns, a large vegetable plot and secure electric gated parking for up to three cars in addition to the garage. Viewing is highly recommended.

LOCATION

The property is situated in a convenient location on North Street in Anlaby close to its junction with Church Close. This relatively peaceful position lies between Springfield Way and Wilson Street just to the north west of Anlaby village centre and as such provides a convenient location to access the shops at Anlaby Retail Park and within Anlaby Village itself. Further, Haltemprice Sports Centre is also within easy reach.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'6 x 8'10 (3.20m x 2.69m )  
A beautiful timber front door with an ornate stained glass panel above provides a fitting entrance to this characterful period property. Carved timber staircase leads to the first floor accommodation. Amtico flooring & part wood paneling to the walls.

LIVING ROOM

14'1 x 14' (4.29m x 4.27m)  
A beautiful light and bright room courtesy of its extensive windows to three aspects giving views over the garden. An attractive carved timber fireplace houses a gas living flame fire with cupboards in the alcove to one side.

SITTING ROOM

13'2 x 11'11 (4.01m x 3.63m)  
A further characterful reception room, dual aspect with walk-in bay window to the front/south aspect and a further window to the westerly aspect. The focal point of the room is a stunning ornate marble fireplace with a slate hearth housing an open grate fire. Period cornice and central ceiling rose.

KITCHEN

14'1 x 16'1 max (4.29m x 4.90m max)  
With an interesting shape, the breakfast kitchen offers a good range of wall and base storage units with cream fronts and solid wood butchers block worksurfaces with matching breakfast bar. Five ring gas hob with extractor over, Neff double oven, integrated dishwasher and fridge. Original cast iron range, a continuation of the Amtico flooring from the entrance hall, heated towel radiator and two windows overlooking the rear garden.

UTILITY ROOM

13'9 x 9'7 (4.19m x 2.92m)  
A large utility room with extensive storage to match the units in the kitchen and butchers block worksurfaces. Porcelain butler's sink and drainer, integrated freezer, cupboard concealing the modern Worcester Bosch boiler which serves the front of the house. A door leads onto the driveway with window to one side, and a continuation of the Amtico flooring.

DOWNSTAIRS CLOAKROOM

5'1 x 3'3 (1.55m x 0.99m)  
Two piece sanitary suite comprising vanity wash basin and close coupled WC, window to the front elevation.

GARDEN ROOM

31'9 x 7'8 (9.68m x 2.34m)  
A superb extension to the rear of the house which interlinks the rear reception room/ground floor bedroom to the main property. With a fixed roof and extensive fenestration, patio doors lead out on to the garden. Tiled floor, mounting on the wall for television and built-in window seat with extensive storage under. Integral door through to the garage.

DINING ROOM/BEDROOM

13'2 x 11'1 (4.01m x 3.38m)  
Patio doors opening onto the garden and Karndean flooring.

BATHROOM

11'8 x 7'9 (3.56m x 2.36m)  
Two piece sanitary suite comprising Whirlpool bath with tiled surround and pedestal wash basin. Partially tiled walls and window to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1

14'2 x 12'9 (4.32m x 3.89m)  
A double bedroom with window to the westerly aspect and with an extensive range of built-in wardrobes including drawer units and bedside tables. A further built-in cupboard and an attractive period fireplace.

BEDROOM 2

14'4 x 13'2 (4.37m x 4.01m)  
Window to the front elevation and an attractive period fireplace.

BEDROOM 3

14'1 x 10'2 (4.29m x 3.10m)  
Built-in wardrobes with matching dressing table and bedside units, inset wash basin, characterful period fireplace and window to the side elevation.

BATHROOM

5'11 x 5'4 (1.80m x 1.63m)  
Three piece sanitary suite comprising modern shower bath with glass screen, pedestal wash basin and close coupled WC. Tiled walls and window to the rear elevation.

OUTSIDE

The property sits on a beautiful and well-tended private plot which extends to just over 1/5th of an acre. Split into four distinct areas and with space which could allow the potential for fitting a building plot on the existing vegetable plot (subject to the necessary permissions).

The property is approached by car through an electric gate onto a gravelled driveway which leads up to the garage. The driveway provides parking for three or four cars. Pedestrian access is through a gate which leads up to the front door. The gardens are largely lawned and the majority are south and westerly facing and as such making the most of the available sunlight. With an extensive vegetable plot and greenhouse, there is also a shed for storage.

GARAGE

18'3 x 12'5 (5.56m x 3.78m)  
Up & over door providing access off the driveway and a further integral door from the garden room. Wall-mounted gas boiler which serves the rear of the property. With further storage in the loft space, the garage is supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.