Quick & Clarke
PROPERTY SPECIALISTS

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31 Lawrance Avenue, Anlaby, Hull HU10 7DL

£375,000

Beverley | Cottingham | Hornsea | Willerby

- Large four bed family house
- Immaculate - move in condition
- Two reception rooms plus dining kitchen
- Four bedrooms
- Two bathrooms
- No chain
- Off street parking & garage
- Council Tax Band: E
- EPC Rating: B

A superb property with a beautiful flow to the accommodation and the flexibility of having two separate reception rooms plus an open plan living dining kitchen. Offered to the market in move in condition this beautiful property feels brand new ! Situated in a location convenient for the amenities, schools and also the road network, the property also has off street parking and an attractive garden with the addition of a covered seating area.

LOCATION

The property is located on Lawrance Avenue which is accessed off Lowfield Road on the south side of the village of Anlaby. This convenient position provides ease of access not only to the very broad array of amenities that are on offer in the local area but also to the major road network which links Hull with the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

16'10" x 5'0" (5.13m x 1.52m)
A wide and welcoming entrance hall with a modern composite front door with ornate glass panel. Stairs to first floor accommodation and attractive LVT flooring flowing through to all of the downstairs rooms.

CLOAKROOM

5'2" x 5'1" (1.57m x 1.55m)
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Storage cupboard under stairs. Window to side elevation.

LIVING ROOM

17'8" x 12'2" (5.38m x 3.71m)
A very well proportioned living room with a bay window to the front elevation.

STUDY / SNUG

7'8" x 9'5" (2.34m x 2.87m)
A further useful reception room with bay window to the front elevation.

OPEN PLAN LIVING DINING KITCHEN

20'0" x 11'3" plus bay (6.10m x 3.43m plus bay)
A superb open plan space offering flexibility of layout. The kitchen offers a good range of wall and base storage units with white gloss fronts, laminate work surfaces and ceramic tiled splashbacks. Six ring stainless steel gas hob with matching canopy extractor over, one and a half bowl sink and drainer, double oven, dishwasher, fridge and freezer. Wide walk-in bay with French doors and fitted blinds.

UTILITY ROOM

8'3" x 5'3" (2.51m x 1.60m)
Wall and base storage units to match those in the kitchen. Space and plumbing for tumble dryer and integrated washing machine. Composite rear door providing access to the garden.

FIRST FLOOR

BEDROOM 1

13'0" x 12'2" (3.96m x 3.71m)
With an extensive range of fitted wardrobes. Window to front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and double size shower enclosure. Tiled splashbacks. Window to side elevation.

BEDROOM 2

9'9" x 10'1" (2.97m x 3.07m)
Built-in wardrobes. Two windows to the rear elevation.

BEDROOM 3

13'4" x 9'5" (4.06m x 2.87m)
Currently used as a further reception room with two windows to the front elevation,

BEDROOM 4

10'2" x 9'5" reducing to 7'5" (3.10m x 2.87m reducing to 2.26m)
Window to rear elevation.

BATHROOM

With a four piece sanitary suite comprising panelled bath, shower enclosure, close coupled w.c. and pedestal hand wash basin. Window to rear elevation. Heated towel rail.

LANDING

Window to side elevation and airing cupboard.

OUTSIDE

The property is set back from the pavement with wrought iron railings forming the front boundary. A gate provides access to a pathway leading to the front door. The front garden has been laid under gravel for ease of maintenance. A tarmac drive leads down the side of the property to the detached garage.

The rear garden is of a size in keeping with this family house and with central lawn surrounded by flowerbeds which have been laid under gravel for ease of maintenance.

Behind the garage is a covered patio area which is well placed for the afternoon and evening sun.

GARAGE

Up and over door. 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.

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).

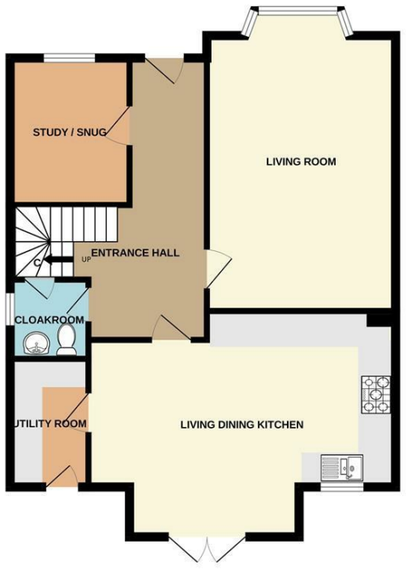
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

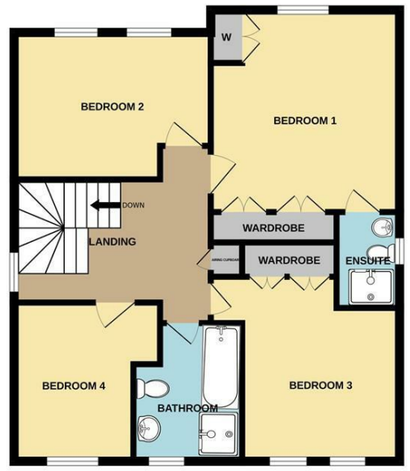
FINANCIAL SERVICES

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

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 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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