



**QUICK & CLARKE**  
The Property Specialists

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**1057 Anlaby Road, Hull HU4 7PP**  
**£299,950**

- Three reception rooms
- Five bedrooms
- Retaining many Period features
- Modern kitchen & bathroom
- Southerly facing garden
- Off street parking drive and garage
- Close to amenities
- Council Tax Band: D
- EPC Rating: E

This superb, characterful, and spacious family home offers flexible living in a convenient location. Boasting three reception rooms and five bedrooms, the property has been thoughtfully updated, featuring a modern kitchen with a pantry and an attractive bathroom (plus a separate W.C.).

Enjoy a south-facing rear garden, ample off-street parking, a long driveway, and a garage with an additional outbuilding. Early viewing is highly recommended!

## LOCATION

The property is in an extremely convenient location on the south side of Anlaby Road close to its junction with Anlaby Park North and opposite the Nissan Hull garage. This position provides excellent transport links and ease of access to the broad array of amenities not only on Anlaby Road but also on Springfield Way Retail Park.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

18'0" x 7'11" (5.49m x 2.41m)

Timber front door with further window to one side. Stairs to the first floor accommodation with hardwood balustrade and storage cupboard under. Varnished floorboards.

#### LIVING ROOM

14'3" x 13'5" (4.34m x 4.09m)

Bowed window to front elevation. Attractive decorative fireplace with oak surround and tiled inset and hearth.

#### DINING / SITTING ROOM

21'9" x 12'4" reducing to 10'9" (6.63m x 3.76m reducing to 3.28m)

A very generous sized reception room offering great flexibility of use and with woodburning stove set in an exposed brick fireplace. French doors opening onto the rear garden with windows to either side.

### BREAKFAST ROOM

14'0" x 8'10" (4.27m x 2.69m)

With original fitted cupboards and window to side elevation.

### KITCHEN

12'1" x 10'0" (3.68m x 3.05m)

A modern fitted kitchen with gloss white base storage units and quartz style laminate work surfaces. Ceramic tiled splashbacks. Four ring gas range, composite sink and drainer, integrated fridge and freezer. Windows to both side elevations. Herringbone style floor and door opening out onto the rear garden.

### PANTRY

6'2" x 5'11" (1.88m x 1.80m)

Shelved out for storage. Window to side elevation.

### UTILITY ROOM

With base storage units to match those in the kitchen. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Window to side elevation.

### CLOAKROOM

With low level w.c.

### FIRST FLOOR

#### BEDROOM 1

14'2" x 13'5" (4.32m x 4.09m)

Built-in wardrobes and window to front elevation.

#### BEDROOM 2

14'0" x 12'4" (4.27m x 3.76m)

Window to rear elevation.

#### BEDROOM 3

12'3" x 10'0" (3.73m x 3.05m)

Window to rear elevation.

#### BEDROOM 4

9'5" x 8'0" (2.87m x 2.44m)

Oriel window to front elevation.

#### BEDROOM 5

11'5" x 6'9" (3.48m x 2.06m)

Window to side elevation.

### BATHROOM

10'2" x 4'9" (3.10m x 1.45m)

Recently fitted with a three piece sanitary suite comprising panelled bath with shower over, low level w.c. and pedestal hand wash basin. Chrome heated towel radiator and window to side elevation.

### W.C.

3'2" x 4'9" (0.97m x 1.45m)

With low level w.c.

### OUTSIDE

The property is set back from the road with a privet hedge forming the front boundary and offering a good level of privacy to the property. Behind the hedge is an area laid under gravel for parking. A driveway continues down the side of the property and leads up to the garage.

The rear garden is southerly facing with a central lawn and decked seating area adjacent to an outbuilding at the rear of the property. To one side is an ornamental pond and there is further seating adjacent to the dining/sitting room.

### GARAGE

With timber vehicular door and 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.

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