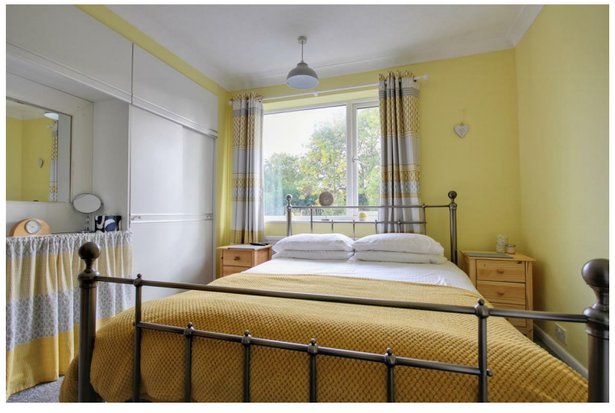

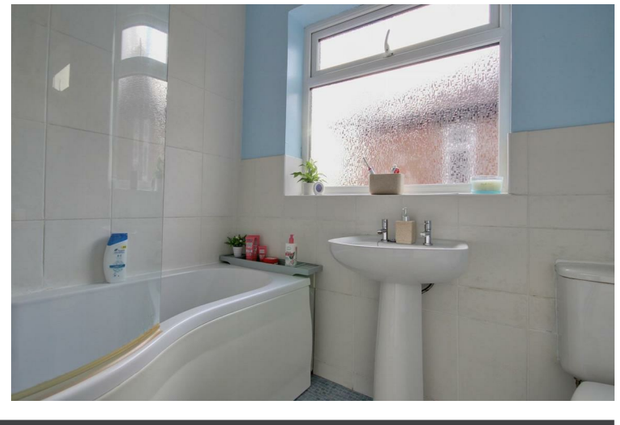

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QUICK&CLARKE
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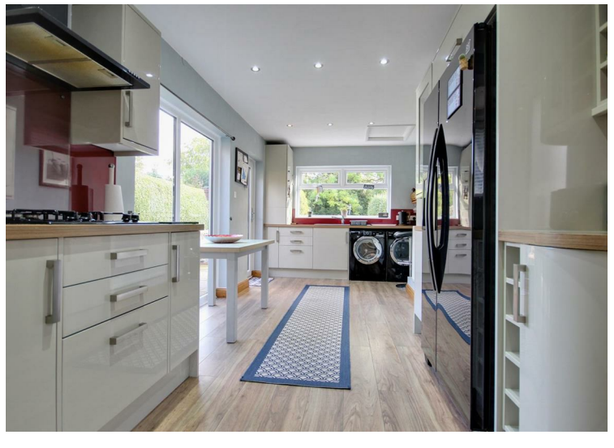

51 Woodland Drive, Anlaby HU10 7HN

Offers Over £250,000

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- Spacious family home
- Approximately 1,100 square feet
- 2 good size reception rooms
- Extended kitchen
- Well proportioned bedroom
- Modern bathroom
- Good size garden, Southerly facing at rear
- Off-street car parking
- Excellent residential area
- EPC: D

A lovely spacious three bedroom semi-detached house, which at almost 1,100 square feet offers more extensive accommodation than some four bedroom detached houses. The property offers light and spacious accommodation comprising entrance hall with through living room/diner along with extended 20' kitchen and utility area at ground floor level, whilst at first floor there are three good size bedrooms and family bathroom. The property stands on an attractive plot with off-street car parking and the substantial benefit of a rear Southerly facing garden.

This really is a beautifully presented home in an outstanding residential area.

LOCATION
The property is located within the popular village of Anlaby. 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

GROUND FLOOR

ENTRANCE HALL
Staircase to first floor, PVCu sealed unit double glazed door and radiator.

CLOAKROOM
Low level w.c., wash hand basin, tiled floor and PVCu sealed unit double glazed window.

LIVING ROOM
14'4" x 12" (4.37m x 3.66m)
Dark wood fireplace with marble effect inset and hearth, PVCu sealed unit double glazed bay window and radiator. Open to:

DINING ROOM
12' x 10' (3.66m x 3.05m)
Laminate floor, PVCu sealed unit double glazed French doors to garden and radiator.

KITCHEN
20' x 9' (6.10m x 2.74m)
Modern base and eye level units with timber effect work surfaces incorporating electric oven with hob and one and a half bowl single drainer sink unit, PVCu sealed unit double glazed windows to two elevations and two doors to outside.

UTILITY AREA
7'7" x 5'10" (2.31m x 1.78m)
Fitted base units with timber effect work surfaces and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window.

BEDROOM 1
12' x 11'6" (3.66m x 3.51m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
12'4" x 10'5" (3.76m x 3.18m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
9'3" x 7'6" (2.82m x 2.29m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
7'5" x 6' (2.26m x 1.83m)
P-shaped bath, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
To the front of the property is a low maintenance garden area with concrete car parking space, whilst at the rear of the property is a very good size lawned garden benefitting from a Southerly aspect and screened by mature trees.

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.

Tel: 01482 651155

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 PVCu 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 B.

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.

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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