





The Property Specialists

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36 Loyd Street, Anlaby, Hull HU10 6UG
£199,950

- Fully renovated and modernised
- Fabulous contemporary layout
- Open plan living dining kitchen
- Popular location convenient for primary school and amenities
- True move in condition
- "Like new" feel
- Council Tax Band: B
- EPC Rating: D

Having undergone a full renovation and modernisation, this beautiful family house provides a superb blank canvas for anyone looking to create their new home. With the appeal of a newly built property, it features a modern kitchen and bathroom, alongside a beautiful open-plan living/dining kitchen which overlooks the rear garden. The house benefits from off-street parking to the front and a newly laid garden to the rear, making viewing highly recommended.

LOCATION

Loyd Street in Anlaby is a highly desirable, family-friendly location in the East Riding of Yorkshire, valued for its well-regarded school catchment areas and strong community feel. Accessed off First Lane, the street offers excellent local access to the amenities of Anlaby village, including the large Anlaby Retail Park and Haltemprice Leisure Centre, and benefits from superb commuter links via the A63 to Hull city centre and the wider region.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'4" x 3'5" (1.63m x 1.04m)
Modern composite front door with obscured glass panel and porcelain tiled floor.

ENTRANCE HALL

Stairs to first floor accommodation with storage cupboard under. Attractive wood style floor covering and further useful storage cupboard.

DOWNSTAIRS CLOAKROOM

4'6" x 2'3" (1.37m x 0.69m)
Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin.

LIVING ROOM

12'0" x 11'3" (3.66m x 3.43m)
Bay window to front elevation and decorative fireplace.

OPEN PLAN LIVING DINING KITCHEN

17'8" x 16'7" reducing to 15'11" (5.38m x 5.05m reducing to 4.85m)
A fabulous open plan living dining kitchen which is most certainly the heart of this attractive property. The kitchen offers a good range of wall and base storage units with white fronts, laminate work surfaces and ceramic tiled splashbacks. Four ring electric hob with extractor over, integrated oven, stainless steel sink and drainer. Space and plumbing for washing machine and upright fridge freezer. A continuation of the flooring from the entrance hall. Mounting on wall for television. French doors opening out onto the newly laid patio area of the rear garden. Further built-in storage cupboard.

FIRST FLOOR

BEDROOM 1

13'7" x 11'3" (4.14m x 3.43m)
Bay window to front elevation.

BEDROOM 2

8'6" x 10'11" (2.59m x 3.33m)
Window to rear elevation and built-in cupboard.

BEDROOM 3

7'5" x 6'10" (2.26m x 2.08m)
Window to front elevation.

BATHROOM

8'4" x 5'5" (2.54m x 1.65m)
Three piece sanitary suite comprising P-shaped panelled bath with shower over and glass screen, close coupled w.c. and pedestal hand wash basin. Chrome heated towel rail. Partially tiled walls and tiled floor. Window to rear elevation.

OUTSIDE

The property is set back from the road with the front garden being laid under gravel to provide ample parking for at least two cars.

The rear garden has been newly laid with turf and has a flagged patio adjacent to the living dining kitchen. Fenced for security there is a gate providing access from the shared drive/ten foot which leads down the side of the property.

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



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. Made with Metropix C2025