



**QUICK & CLARKE**  
The Property Specialists

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**80 Wilson Street, Anlaby HU10 7AJ**  
**£325,000**

- Semi-detached bungalow
- Superbly presented throughout
- Close to the village centre
- No forward chain
- Two receptions & conservatory
- Kitchen & modern shower room
- Two double bedrooms & loft area
- Beautiful gardens
- Driveway & garage
- EPC: D

This superb 1950's semi-detached bungalow is presented to the market with no forward chain! Well presented throughout and simply ready to move into to benefit living in a great location, close to the centre of Anlaby. The accommodation enjoys uPVC double glazing and gas central heating, and in brief consists of: Entrance Hallway, Two Receptions, Conservatory which enjoys undisturbed views over the rear garden, Two Double Bedrooms and a Modern Shower Room. There is a fixed staircase leading to the loft area. The gardens are superb and provide such great outdoor space. A block sett driveway adjoins next door and provides parking to the front, and leads down to the single garage. Viewing is a must to fully embrace what a superb property this is.

#### LOCATION

Located on Wilson Street, within ease of reach of Anlaby village centre which offers a good selection of local amenities and facilities, and a bus service connecting further afield.

Anlaby is a popular location and is ideally situated for access to the A63/M62 and further trunk roads over the Humber Bridge. Willerby lies approximately 2 miles from the property and Hull city centre is approximately 4 miles away.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A uPVC door with glazed inserts leads into:

##### ENTRANCE PORCH

Door leading into:

##### ENTRANCE HALLWAY

Fixed staircase leading to the loft area. A door leads into:

##### LOUNGE

18'7" into bay x 11'11" (5.66m into bay x 3.63m)  
uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround in white with marble back and hearth housing an electric flame effect fire, coving to ceiling, dado rail and TV aerial point. Glazed double French doors lead into:

##### DINING ROOM

12'1" x 11'11" (3.68m x 3.63m)  
Door leading into the conservatory and door into kitchen, coving to ceiling and dado rail.

##### CONSERVATORY

16'8" maximum x 8'1" (5.08m maximum x 2.46m)  
Being of a uPVC and brick construction, the conservatory enjoys splendid views over the rear garden. With French door to garden and modern tiled floor.

##### KITCHEN

10'6" x 9'10" (3.20m x 3.00m)  
uPVC double glazed window to the rear elevation, fitted base and wall units in white with contrasting work surfaces and coordinating tile splashbacks, beautifully complemented with under-cabinet and pelmet lighting, Amtico flooring, one and a quarter bowl sink unit with mixer tap, space and plumbing for washing machine, single electric oven with integrated microwave and gas hob with extractor over. Access to understairs storage cupboard.

##### BEDROOM 1

13' narrowing to 9'9" (to wardrobes) x 11'1" (3.96m narrowing to 2.97m (to wardrobes) x 3.38m)  
uPVC double glazed window to the front elevation, beautiful original curved wardrobes with matching overhead units and two base cupboards, coving to ceiling.

##### BEDROOM 2

11'10" x 8'10" (3.61m x 2.69m)  
uPVC double glazed window to side elevation, and to the rear elevation overlooking the rear garden.

##### SHOWER ROOM

9'1" x 5'8" decreasing to 4' (2.77m x 1.73m decreasing to 1.22m)  
Two uPVC double glazed windows to the side elevation, modern three piece suite in white comprising pedestal wash hand basin, low level w.c. and independent shower cubicle, fully tiled walls with beautiful mosaic feature tiles, mirror fronted wall cabinet with integral lighting, attractive tiled floor and towel radiator.

##### LOFT AREA

17'11" dec'g to 14'8" x 14'1" dec'g to 11'4" (5.46m dec'g to 4.47m x 4.29m dec'g to 3.45m)  
uPVC double glazed window to the front elevation, fitted wardrobes and overhead units providing hanging and storage facilities, dressing table and cupboards.

Prospective purchasers should note that this is being marketed as a loft area only as this conversion took place prior to 1982, when the current owners purchased the property, and no documentation relating to this can be found.

##### OUTSIDE

To the front of the property there is an ornamental dwarf wall and a meticulously lawned garden with planted borders. A block sett driveway adjoining the property next door extends from the front of the property and down the side to the single garage. The garage is of brick construction with up-and-over door, power and light.

A gate provides access to the rear garden which is beautifully presented with an expansive and meticulously maintained lawn with well stocked 'all season' borders, patio providing seating and a pergola leading to a small secret garden with additional seating. There is also a patio directly beyond the property.

##### SERVICES

All mains services are available or connected to the property.

##### AGENTS NOTES

Prospective purchaser should note that the property does not appear to have been registered with Land Registry when purchased back in 1982. Therefore purchasers would need to proceed with Possessory Title and after the required period can then proceed to apply for Title Absolute.

The loft was converted prior to the client's purchase in 1982 and there appears to be no paperwork to support any planning being obtained. Therefore this area is being marketed as loft space only and not as a Bedroom.

##### 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).

##### COUNCIL TAX

The Council Tax Band for this property is Band D.

##### 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

##### EPC RATING D



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 C2023