Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

15 Voases Lane, Anlaby HU10 7BL

Offers Over £260,000

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- Traditional semi-detached true bungalow
- Beautifully presented throughout
- Spacious lounge dining room
- Kitchen
- Conservatory
- Two double bedrooms
- Modern shower room
- Beautifully tended gardens
- Driveway and garage/store
- EPC - awaited

Located within this highly regarded residential area and within ease of access to the village of Anlaby, we are delighted to bring to the market this well presented semi-detached true bungalow. The property offers modern light and airy accommodation which in brief enjoys entrance hallway, inner hallway, two double bedrooms, modern shower room, superb lounge dining room, fitted breakfast kitchen and a conservatory enjoying splendid views over the beautifully tended garden, the rear garden offering a good degree of privacy. A driveway provides off-street parking and leads down to a detached garage with brick store room attached.

Ready to move into, this property truly deserves an internal viewing to appreciate the wealth of accommodation on offer.

LOCATION

Voases Lane can be accessed from Beverley Road and Lowfield Road in Anlaby and provides ease of access to the village centre. 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

ENTRANCE HALLWAY

7'6 x 4' (2.29m x 1.22m)
A uPVC door with glazed inserts leads into the entrance hallway with uPVC double glazed window to the side elevation.

INNER HALLWAY

Providing access to:

LOUNGE DINING ROOM

26' max x 16'3 max (7.92m max x 4.95m max)
(26' decreasing to 11'3 x 16'3 decreasing to 8'10) uPVC double glazed windows to both the side and rear elevations, marble fireplace with flame effect electric fire and TV aerial point.

KITCHEN

14'4 x 8'10 (4.37m x 2.69m)
uPVC double glazed windows to both the rear and side elevations. Traditional base and wall units in an oak finish with worksurfaces and tiled splashbacks. Space and plumbing for washing machine, space for fridge freezer. Provision for cooking, sink unit with drainer and double doors leading into the conservatory.

CONSERVATORY

13'1 x 7'9 (3.99m x 2.36m)
Being of a uPVC and brick construction enjoying splendid views over the rear garden and French doors opening onto the garden.

BEDROOM 1

9'9 x 7'5 (2.97m x 2.26m)
uPVC double glazed window to the front elevation, mirrored sliderobes providing hanging and storage facilities.

BEDROOM 2

8'9 x 7'10 (2.67m x 2.39m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

8' x 5'7 (2.44m x 1.70m)
uPVC double glazed window to the side elevation. Modern suite enjoying walk-in shower area, vanity unit housing low level WC and hand wash basin, all complemented with attractive modern aqua-boarding.

EXTERNAL

Both front and rear gardens are beautifully tended, the rear providing two patio areas, a lawned garden and stocked borders providing a kaleidoscope of colour and texture. There is a brick store attached to the garage measuring 8'7 x 4'5 which has power and light within. A truly lovely place to enjoy outdoor space!

To the side of the property there is a block sett driveway providing off street parking for several vehicles and leading down to the garage.

GARAGE

8'2 x 9'7 (2.49m x 2.92m)
Of a brick construction, with up & over door, power and light, and access from the driveway.

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).

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 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.

8'6" x 4'11" (2.6 x 1.5)

GROUND FLOOR

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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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.