



Quick & Clarke

PROPERTY SPECIALISTS

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



833 Anlaby Road, Hull HU4 6DJ
Guide Price £265,000

- Rarely available spacious detached bungalow
- 3 bedrooms - 2 bathrooms
- Move-in condition - much loved & updated
- Extensive off-street parking
- Southerly facing garden
- No onward chain - vacant possession
- Excellent transport links - close to bus stop
- EPC Rating: Awaited
- Council Tax Band: C

Rarely available, a deceptively spacious detached bungalow offering the flexibility of three bedrooms and on a generously sized plot with a beautiful Southerly facing garden.

Conveniently located on one of the main arterial roads into and out of Hull and close to the bus stop, this much loved bungalow is offered to the market with no onward chain. Having been re-roofed in 2019, and with a boiler fitted just 18 months ago, the property has been updated over time. The master bedroom has an en-suite shower room and there is a further modern house bathroom. The reception rooms are ideally located to the rear of the house with a large conservatory overlooking the Southerly facing garden. Modern throughout - viewing is highly recommended.

LOCATION

The property is located on the South side of Anlaby Road in an ideal position close to a bus stop. Anlaby Road is one of the main arterial roads leading into and out of Hull and the property lies equidistant between the Anlaby Retail Park and Hull city centre.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

26'7" x 11'2" (8.10m x 3.40m)
An exterior tiled porch accessed from the side of the property and having a modern uPVC ornate glass panelled door with further window to one side and above to create a light and bright ambience, oak style laminate flooring and a very generously sized storage cupboard housing the Ideal standard boiler which was fitted just 18 months ago. Further airing cupboard with louvred doors.

LIVING ROOM

12'10" x 10'10" (3.91m x 3.30m)
A well proportioned living room situated to the rear of the property and dual aspect with a window to the side and French doors opening into the Southerly facing conservatory. The focal point of the room is a modern fireplace housing an electric fire and there is a continuation of the oak laminate flooring.

BREAKFAST KITCHEN

15'2" x 5'8" (4.62m x 1.73m)
Positioned to the rear of the property and with a range of wall and base storage units with ash fronts and contrasting granite style laminate work surfaces with ceramic tile splashbacks, stainless steel one and a half bowl sink and drainer, four ring stainless steel gas hob with canopy extractor over, integrated oven, space and plumbing for fridge, washing machine and dishwasher, breakfast bar, uPVC glass panelled door opening out into the conservatory and further large picture window overlooking the Southerly facing garden.

BEDROOM 1

12'10" reducing to 11'1" x 12'10" (3.91m reducing to 3.38m x 3.91m)
Walk-in bay window to the front elevation.

EN-SUITE SHOWER ROOM

9'1" x 3'11" (2.77m x 1.19m)
Modern three piece sanitary suite comprising walk-in shower enclosure with tiled surround, close coupled w.c. and pedestal hand wash basin.

BEDROOM 2

13'10" x10'9" (4.22m x3.28m)
A further well proportioned bedroom with walk-in bay window to the front elevation and large window to the side elevation creating a light and bright feel. Two built-in wardrobes sit either side of the old fireplace and the walls are partially wood panelled and painted.

BEDROOM 3

10' x 9'4" (3.05m x 2.84m)
Offering flexibility of use, and with a continuation of the laminate flooring from the entrance hall and window to the side elevation.

BATHROOM

7'9" x 6'9" reducing to 4'4" (2.36m x 2.06m reducing to 1.32m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, bath set into a tiled surround, matching partially tiled walls, chrome heated towel rail and window to the side elevation.

CONSERVATORY

15'11" x 17'11" maximum (4.85m x 5.46m maximum)
Of an L-shape and a superb feature of the property situated to the rear of the bungalow overlooking the Southerly facing garden. Of a size that allows for flexibility of usage and currently with both living room and dining room furniture and doors to either side leading out onto the patio area of the rear garden.

OUTSIDE

The property is set back from the road with a dwarf wall providing the front boundary. A wide concrete driveway provides ample parking for up to four cars, with timber gates either side of the bungalow providing access to the rear garden.

The rear garden is one of the key features of the property, being Southerly facing and mature. Of a generous size, the garden is largely lawned with a patio area positioned immediately behind the bungalow. Steps lead down to the lawn.

To the rear is a wide and well stocked flower border with a multitude of shrubs and trees with further fruit trees within the garden that provide for a good level of privacy.

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.

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