



**84 Woodland Drive, Anlaby HU10 7HX**  
**Guide Price £335,000**

- Open plan living/dining kitchen
- Highly regarded location
- Beautiful established gardens
- Off-street parking and garage
- Flexibility of living space
- EPC Rating: E
- Council Tax Band: D

A cherished detached home featuring versatile accommodation and a superb open-plan layout. The rear of the property has been opened up to create a spacious kitchen, dining, and sitting area overlooking the garden—originally designed as a second ground-floor bedroom, which could easily be reinstated. Upstairs, you will find an additional generously sized bedroom. The home is set on a sizeable plot with mature gardens, off-street parking, and a garage.

## LOCATION

The property is located on Woodland Drive, almost opposite the junction with Croft View on the edge of Anlaby, bordering Kirk Ella. Anlaby is a highly regarded suburb of Kingston upon Hull, often retaining a distinct village feel while offering the convenience of modern suburban living. Neighbouring the sought-after areas of Kirk Ella and Willerby, it is frequently praised in local reviews for its exceptional range of amenities, from major supermarkets and retail parks to charming independent shops and essential services. Families are particularly drawn to the area due to its reputable local schools and a generally high standard of well-maintained housing. With its excellent transport links providing easy access to Hull city centre and the M62 corridor, Anlaby is consistently highlighted as a practical and desirable location that balances a community atmosphere with superb regional connectivity.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

#### ENTRANCE PORCH

5'4" x 2'5" (1.63m x 0.74m)  
uPVC glass panelled front door and further windows to two sides. Quarry tiled floor.

#### ENTRANCE HALL

11'6" x 5'8" (3.51m x 1.73m)

A wide and welcoming entrance hall accessed through a timber door from the entrance porch. Stairs lead to the first floor accommodation and doors lead off to the bedrooms and reception rooms.

### LIVING ROOM

15' x 12'7" (4.57m x 3.84m)

A dual aspect room with bay window to the front and two windows to the side elevation. The focal point of the room is an open grate fire set in an oak surround with granite hearth.

### SITTING ROOM/BEDROOM 2

12'5" x 12'0" (3.81m x 3.68m)

By removing the original doorway the second bedroom has been converted to a superb sitting room which is open plan into the dining kitchen. Situated to the rear of the property, there is an extensive range of fitted cupboards and French doors opening onto the patio area of the rear garden. Further window to the side elevation.

### DINING KITCHEN

21'11" x 12'1" maximum (6.68m x 3.68m maximum)

Of an L-shape with the dining area projecting into the rear garden, the kitchen offers a good range of wall and base storage units with oak fronts and laminate work surfaces, ceramic tile splashbacks, stainless steel sink and drainer, four ring gas hob, integrated oven, windows to both rear and side elevations and Travertine tiled floor.

### UTILITY ROOM

6'2" x 5'1" (1.88m x 1.55m)

Composite door opening onto the driveway, base and larder storage units, space and plumbing for washing machine and tumble dryer, window to rear elevation and tiled floor.

### BEDROOM 1

12'2" x 10'9" (3.71m x 3.28m)

A dual aspect bedroom situated to the front of the property with an extensive range of built-in wardrobes.

### SHOWER ROOM

9'1" x 5'11" (2.77m x 1.80m)

Two piece sanitary suite comprising double sized walk-in shower and pedestal hand wash basin, chrome heated towel rail, fully tiled walls and window to the side elevation.

### SEPARATE W.C.

6'2" x 2'6" (1.88m x 0.76m)

Low level w.c. and window to the side elevation.

### FIRST FLOOR

#### BEDROOM 3

16'5" x 10'11" maximum (5.00m x 3.33m maximum)

Dormer windows to both front and side aspects, hand wash basin, cupboard housing the modern Worcester Bosch gas boiler and further door opening into the extensive loft space which could potentially be converted to additional living space subject to the necessary permissions.

### OUTSIDE

The property is set back from Woodland Drive with a wide area of verge which is maintained by the Council. A dwarf brick wall forms the front boundary of the property and a concrete drive leads down the side of the property to the garage and provides ample parking for a number of cars. The front garden is largely lawned with established shrubs and trees. A wrought iron gate provides access to the rear garden.

The rear garden is a beautiful feature of this property being very mature with a number of attractive shrubs and trees. A patio area lies adjacent to the dining kitchen, which leads out onto a lawned garden with the area to the rear given over to mature shrubs and trees. There is a summer house which is concealed to the rear of the garden which is supplied with light and power, and a greenhouse.

### GARAGE

A detached brick garage supplied with light and power and with double timber doors opening onto 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).

### 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](mailto:willerby@qandc.net)

GROUND FLOOR



1ST FLOOR



**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 illustrative purposes only and should not 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 ©2026