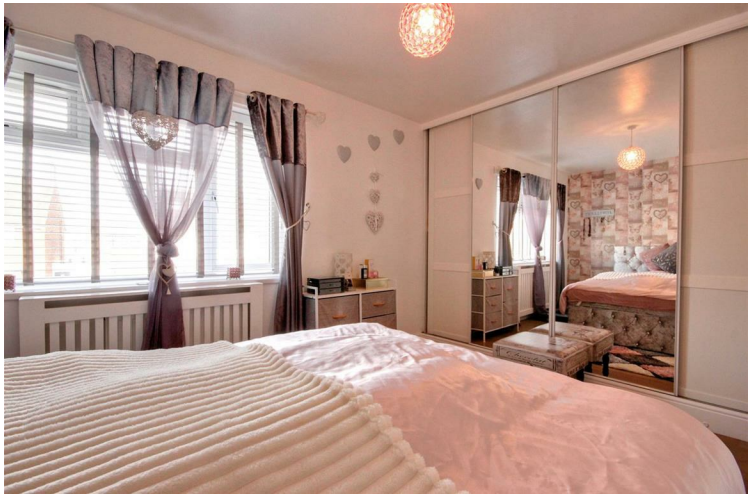






The Property Specialists

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5 Mortimer Avenue, Anlaby HU10 6UR
£150,000

- Traditional end townhouse
- No onward chain
- Beautifully presented throughout
- Two receptions
- Modern kitchen
- Two double bedrooms
- Superb first floor bathroom
- Low maintenance garden. Superb bar feature in the rear garden
- Driveway
- EPC: C Council Tax Band: A

This delightful traditional end townhouse is presented to the market with the added benefit of no forward chain. Beautifully presented throughout with uPVC double glazed windows and gas central heating, the well appointed accommodation enjoys entrance hallway, modern fitted kitchen, dining room with French doors to garden, lounge and to the first floor there are two double bedrooms, both of which are fitted, and a superb three piece bathroom. A side driveway provides off street parking via wrought iron gates. The gardens are beautifully tended and enjoy being designed for ease of maintenance with the piece de resistance at the head of the garden being a large timber summerhouse which was designed as a bar ! There is additional garden to the side with additional garden shed and store.

This delightful property has so much to offer that an early viewing is a definite must.

LOCATION
Mortimer Avenue is located off First Lane in Anlaby.

The property is located within the popular village of Anlaby. 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
A black composite door with glazed inserts and uPVC double glazed side window opens into the entrance hallway. Having staircase leading to the first floor accommodation, attractive wood laminate flooring and door into lounge.

LOUNGE
11'8" x 11'5" (3.56m x 3.48m)
Having uPVC double glazed window to the front elevation, modern fire surround with electric fire point and hearth and t.v. aerial point. Double doors lead into the dining area.

DINING AREA
9'10" x 9'0" (3.00m x 2.74m)
uPVC double glazed French doors opening out into the rear garden, feature fireplace and storage cupboard. An opening leads into the kitchen.

KITCHEN
9'5" x 8'2" (2.87m x 2.49m)
With uPVC double glazed window to the rear elevation, modern white gloss base and wall units with worksurfaces and tiled splashbacks. Space and provision for under-counter fridge and separate freezer. One and a quarter bowl sink unit with drainer and mixer tap. Stainless steel single electric oven with four ring gas hob and chimney extractor above and cupboard housing the gas central heating boiler. Attractive tiled flooring flows throughout this area.

FIRST FLOOR
LANDING
With storage cupboard.

BEDROOM 1
13'2" x 9'7" (4.01m x 2.92m)
uPVC double glazed window to the front elevation. Modern fitted sliderobes with central mirrored doors providing hanging and storage facilities.

BEDROOM 2
10'11" x 9'9" (3.33m x 2.97m)
uPVC double glazed window to the rear elevation. Attractive wood laminate flooring and double slide robe with mirror fronted doors provides hanging and storage facilities.

BATHROOM
8'3" x 5'5" (2.51m x 1.65m)
With two uPVC double glazed windows to the rear elevation. Modern three piece suite in white enjoys wash hand basin with fitted cupboard below, low level w.c. and panelled bath with chrome claw feet and central chrome shower mixer tap and electric shower over bath. Fully tiled to wet areas and half tiled to remaining walls with feature border tiling.

OUTSIDE
To the front of the property there is a hedge concealing the lawned front garden which extends to the front and side. Double wrought iron gates provide off street parking. A gated side entry leads into the rear garden which is superbly designed for ease of maintenance with Astro turf, brick outhouse and timber shed provides useful storage. The brick outhouse has space and plumbing for washing machine, power and light.

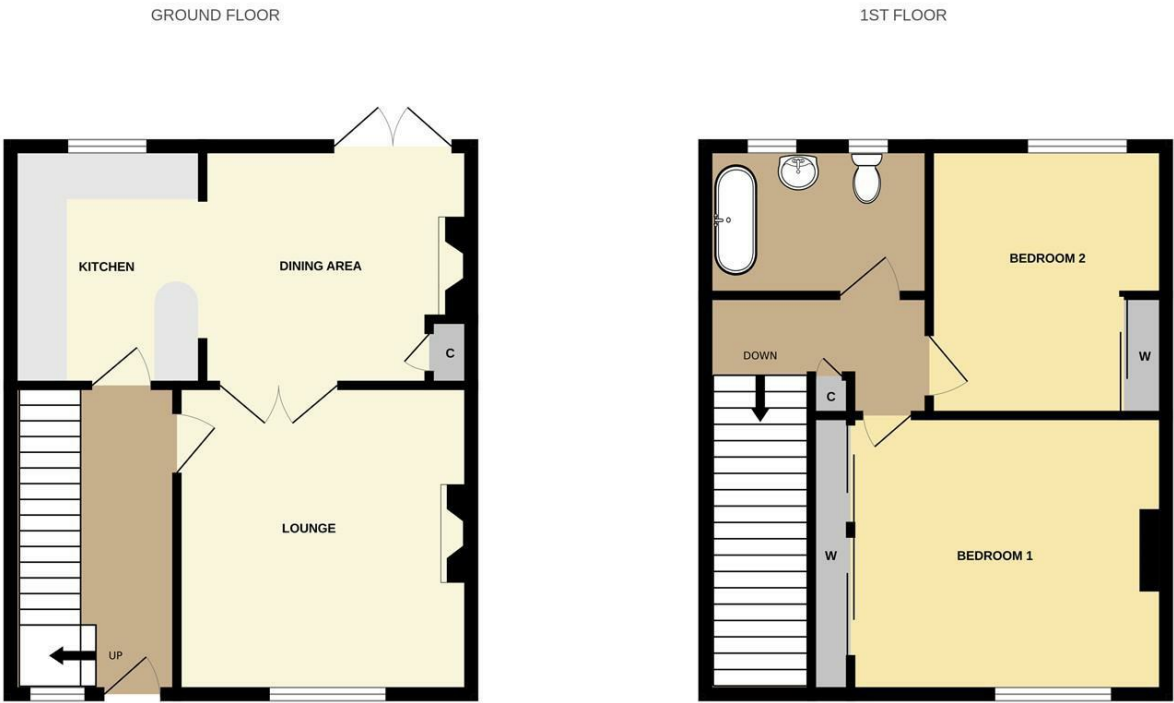
The side garden has additional Astro turf leading onto a patio area and offering a good degree of privacy. At the head of the garden is a large timber home bar which offers so much scope for either working from home or utilising the area for entertaining.

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).



5 MORTIMER AVENUE, ANLABY

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.
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