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Quick & Clarke

PROPERTY SPECIALISTS

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40 Loyd Street, Anlaby, Hull HU10 6UG

Offers Over £220,000

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- Four bed family house
- Extensive parking plus garage
- Recently fitted wet room shower
- Convenient location for school and amenities
- Modern kitchen
- Large through living dining room
- Council Tax Band: B
- EPC Rating: D

Larger than average family house which benefits greatly from a loft conversion. Situated in an ideal position not only for Anlaby Primary School but all of the amenities in Anlaby Village and on Springfield Way. The property has been well kept and updated over time with warranties for the kitchen roof and guarantees on the modern wet room. Boasting off street parking under a car port and a garage to the rear there is also additional parking to the front.

LOCATION
The property is situated midway on Loyd Street and close to the ten foot which provides access to the garage and car port. Loyd Street is in a central position in Anlaby with snicket access to the amenities and lying very close to Anlaby Primary School. The property has superb transport links with Hull and all of the area's amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Modern uPVC front door with glass panel, porcelain tiled floor and stairs to first floor accommodation with storage cupboard under.

THROUGH LIVING / DINING ROOM
22'3" x 11'3" reducing to 9'10" (6.78m x 3.43m reducing to 3.00m)
A very well proportioned room offering the flexibility of layout with space for both living and dining room furniture. Dual aspect and with walk-in bay window to the front and window to the rear overlooking the garden there is a further internal window offering borrowed light to the kitchen. A focal point of the room is the marble fireplace housing gas living flame fire. Laminate flooring. Extensive electric points add to the flexibility.

KITCHEN
14'1" x 6'10" (4.29m x 2.08m)
Offering a range of wall and base storage units with gloss white fronts, laminate work surfaces and tiled splashbacks. Free standing gas oven with electric grill (option to buy). Space for fridge and washing machine. Porcelain tiled floors. Windows to side and rear aspects and uPVC glass panelled door opening onto the rear garden.

BREAKFAST ROOM
7'0" x x 8'8" (2.13m x x 2.64m)
A continuation of the kitchen and with breakfast bar.

FIRST FLOOR

LANDING
Door and fixed staircase to the loft bedroom.

BEDROOM 1
14'10" x 7'11" to cupboards (4.52m x 2.41m to cupboards)
A generous sized room with walk-in bay window to front elevation and extensive range of fitted wardrobes with sliding fronts.

BEDROOM 3
10'11" x 8'4" (3.33m x 2.54m)
Built-in wardrobe and further cupboard housing the modern gas boiler.

BEDROOM 4
7'7" x 6'11" (2.31m x 2.11m)
Window to front elevation.

WET ROOM
5'10" x 5'4" (1.78m x 1.63m)
A modern walk-in wet room which has recently been fitted and still has the balance of the guarantee. Walk-in wet room shower, vanity hand wash basin and low level w.c. Two walls are fully tiled and there is wet wall shower boarding to two further walls. Window to rear elevation.

SECOND FLOOR

BEDROOM 2
15'7" x 10'4" (4.75m x 3.15m)
Velux window to rear elevation and two access hatches for eaves storage.

OUTSIDE
The front of the property has been laid under brick setts to provide parking for up to two cars. The parking is accessed through wrought iron vehicular gates with matching railings to either side.

The rear garden has a central lawn and to the rear a covered car port and garage. The car port and garage are both accessed off the ten foot to the rear.

GARAGE
Up and over door. Supplied with light and power and has had a fibreglass roof fitted fairly recently.

AGENT'S NOTE
The owner took out indemnity insurance to indemnify and offer protection against structural defects and construction issues into the future. A copy of this is lodged with our office. Further, there is the balance of the guarantee on the wet room and also a ten year warranty on the kitchen roof which has fairly recently been replaced.

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.

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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