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

36 Manor Way, Anlaby, Hull HU10 6TJ

£160,000

Beverley | Cottingham | Hornsea | Willerby

- Semi detached house
- Popular location
- No onward chain
- Two receptions and conseravtory
- Modern kitchen with utility off
- Three bedrooms
- First floor bathroom
- Private parking to the front
- Viewing a must
- EPC Rating: D Council Tax Band: A

This semi detached property is presented to the market with no onward chain! Located within this highly sought after location the property offers versatile, well presented accommodation to which truly warrants an early viewing.

Enjoying uPVC double glazing and gas central heating the property boasts entrance hallway, lounge with fireplace, modern fitted dining kitchen with utility room off, conservatory and to the first floor the landing leads to three bedrooms and a modern house bathroom.

Enclosed garden to rear with shed and private parking to the front.

Make this your next move.

LOCATION

Manor Way is located off Springfield Road in Anlaby and is ideally located for local shops and amenities that the area has to offer. With nearby motorway access via the A63/M62 and also a further range of amenities and facilities in Hull City centre making this property an ideal base.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A composite door with glazed inserts and full height side windows leads into entrance hallway having wood laminate flooring and staircase leading to the first floor accommodation with spindle balustrade. Fitted storage cupboard.

LOUNGE

13'4" x 11'10" (4.06m x 3.61m)
uPVC double glazed window to the front elevation. Modern beech fire surround with granite back and hearth. TV aerial point.

DINING KITCHEN

16'5" x 12'0" (5.00m x 3.66m)
With uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out into the conservatory. To the kitchen area there is an extensive range of ivory Shaker base units with larder storage cupboard, wood work surfaces, ceramic hob with single electric oven and extractor. Sink unit with drainer.

CONSERVATORY

10'7" x 10'4" (3.23m x 3.15m)
Of a uPVC and brick construction with wood laminate flooring and French doors to garden.

UTILITY ROOM

7'10" x 4'9" (2.39m x 1.45m)
uPVC door to garden and uPVC double glazed window to the rear elevation. Space and plumbing for washing machine and access to useful storage cupboard which is also accessed from the entrance hall.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

13'0" max x 11'11" max (3.96m max x 3.63m max)
uPVC double glazed window to the front elevation. Fitted recessed dressing area with integral shelving and wall mounted TV aerial point.

BEDROOM 2

13'0" max x 10'9" max (3.96m max x 3.28m max)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'11" max x 8'7" max (2.72m max x 2.62m max)
uPVC double glazed window to the front elevation.

BATHROOM

8'7" x 4'11" (2.62m x 1.50m)
With uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath with showerhead attachment over, wash hand basin set in vanity unit and low level w.c. Attractive full height tiled walls with mosaic ebony border.

OUTSIDE

To the front of the property there is a dropped kerb providing access to tarmac drive and gravelled further parking and side entry into the garden.

The rear garden is of good proportions with a large extensive patio area, sectioned lawn, gravelled patio and planting area with timber shed.

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.
Made with Metropix ©2026