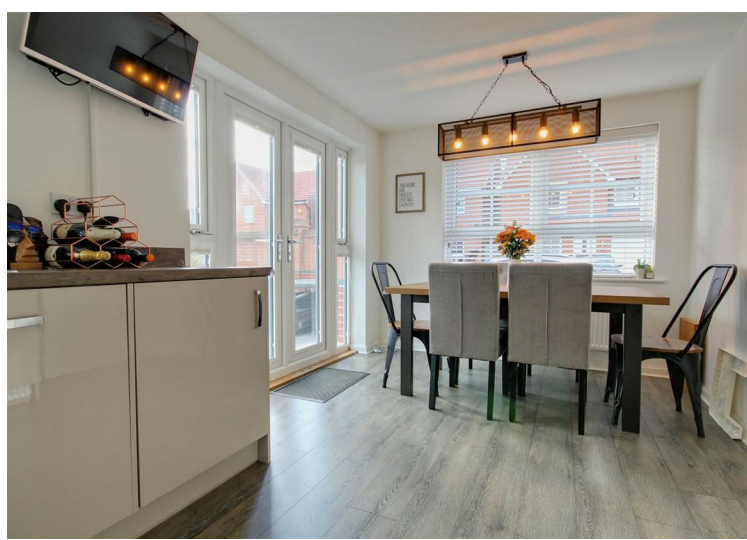




QUICK & CLARKE
The Property Specialists

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29 Petfield Drive, Anlaby HU10 7ES
Guide Price £260,000

- Detached family house
- Popular exclusive residential development
- 3 bedrooms
- 2 bathrooms
- Stunning contemporary dining kitchen
- Spacious lounge
- Downstairs w.c.
- Driveway
- Vacant and chain free in January 2023
- EPC Rating: B

Located in this highly regarded residential area on this small exclusive development close to Anlaby village centre, we are delighted to present to the market this exceptionally well presented detached family home. This property is due to be vacant and chain free in January 2023. The property enjoys uPVC double glazing and gas central heating, and in brief comprises entrance hallway with modern downstairs w.c., superb dining kitchen with contemporary units and built-in and integrated appliances, spacious lounge, three bedrooms and two bathrooms. The gardens are well presented and provide great outdoor space, and there is a driveway providing parking for several vehicles. Simply ready to key turn and move into, this delightful property now awaits its new owners to which a viewing is a definite must.

LOCATION

Petfield Drive is located on a small exclusive development opposite the Spire hospital, close to the village centre 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

GROUND FLOOR

A white door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to understairs storage cupboard.

W.C.

Two piece suite in white comprising wash hand basin and low level w.c. with tiled splashbacks.

LOUNGE

16'4" x 10'2" (4.98m x 3.10m)
uPVC double glazed window and TV aerial point.

DINING KITCHEN

16'4" x 10'4" (4.98m x 3.15m)
uPVC double glazed window overlooking the garden and French doors leading into the rear garden. An extensive range of contemporary cashmere gloss base and wall units with contrasting work surfaces and uplifts, built-in stainless steel electric fan oven, hob and stainless steel chimney extractor, sink unit with drainer and mixer tap, integrated dishwasher, integrated fridge freezer and integrated washer/dryer. Attractive wood laminate flooring flows throughout this area.

FIRST FLOOR

LANDING

uPVC double glazed window and access to loft.

BEDROOM 1

12'9" x 11'10" maximum (3.89m x 3.61m maximum)
Two uPVC double glazed windows and contemporary fitted slide robes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the front elevation, contemporary three piece suite in white comprising low level w.c., pedestal wash hand basin and independent shower cubicle with tiling to wet areas, tiled floor, extractor and radiator.

BEDROOM 2

10'5" x 10'5" maximum (3.18m x 3.18m maximum)
Two uPVC double glazed windows to the rear elevation, fitted wardrobes providing hanging and storage facilities and additional storage cupboard.

BEDROOM 3

7'4" x 6'10" (2.24m x 2.08m)
uPVC double glazed window to the side elevation.

HOUSE BATHROOM

uPVC double glazed window to the side elevation, modern three piece suite in white comprising panelled bath with mixer shower over, shower screen, pedestal wash hand basin and low level w.c. complemented by contemporary tiled splashbacks and extractor. Towel radiator.

OUTSIDE

To the front of the property there is an open aspect lawn which is well maintained and extends to the side with a central path and small planted borders.

The rear garden benefits from being fenced and walled with an extensive patio area fringing a meticulously lawned garden. The rear garden offers great outdoor space. To the rear of the garden is a driveway providing off-street parking for several vehicles.

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).

COUNCIL TAX

The Council Tax Band for this property is Band D.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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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.