

Whitakers

Estate Agents



232 Anlaby Park Road South

, Hull, HU4 7BZ

Offers Around £220,000



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Description

No Chain Involved

This deceptively spacious three bedroom detached property is situated on a large plot in a much sought after location on Anlaby Park Road South, well placed to access A63 / M62 motorway networks and only a short distance to Hessle with its wide array of amenities it has to offer. The property benefits from having a conservatory, and ample off street parking via drive and a double garage. The property briefly comprises of: entrance hall, cloakroom / WC, office, through lounge diner, conservatory and dining kitchen to the ground floor. To the first floor are three double bedrooms and family bathroom. To the front of the property there is a lawned garden and off street parking complimenting the side driveway which leads to the garage and the rear gardens. At the rear of the property there is a paved garden with fencing to the surround.

Viewings highly advised.

Accommodation Comprises:

Entrance Hall

UPVC double glazed entrance door with side windows, gas central heating radiator, storage cupboard and staircase to the landing off.

Cloakroom

UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

Office

UPVC double glazed window and a gas central heating radiator.

Through Lounge Dining Room

25'4" x 11'11" max (7.74 x 3.65 max)

UPVC double glazed window, two gas central heating radiators, feature stone fireplace and gas fire, coved ceiling. Patio doors lead to the conservatory.

Conservatory

11'11" x 7'10" max (3.64 x 2.40 max)

Double glazed patio doors lead to the garden.

Breakfast Kitchen

17'5" x 11'5" max (5.32 x 3.48 max)

UPVC double glazed window, double glazed side entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a breakfast bar, single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine and a recently installed gas central heating boiler.

Landing

UPVC double glazed window, gas central heating radiator and fitted wardrobes.

Bedroom One

12'0" x 12'0" max (3.66 x 3.66 max)

UPVC double glazed window, gas central heating radiator, fitted with a full range of fitted wardrobes, over head storage, bed side cabinets and a vanish wash basin.

Bedroom Two

11'11" x 8'10" max (3.64 x 2.70 max)

UPVC double glazed window, gas central heating radiator, fitted wardrobes and a shower cubicle.

Bedroom Three

8'11" x 8'11" max (2.72 x 2.72 max)

UPVC double glazed window, gas central heating radiator and a coved ceiling.

Bathroom

UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC and a storage cupboard.

Gardens

To the front of the property there is a lawned garden and off

street parking complimenting the side driveway which leads to the garage and the rear gardens. At the rear of the property there is a paved garden with fencing to the surround.

Garage

Double brick garage with an up and over door, power and lighting laid on and a side access door.

Tenure

This property is freehold

Council Tax

Local Authority - Kingston-upon-Hull

Council Tax Band - C

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



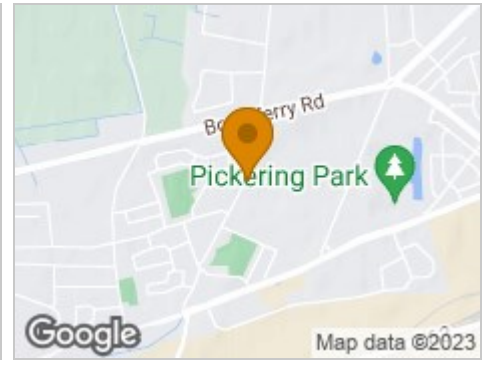
Road Map



Hybrid Map



Terrain Map



Floor Plan

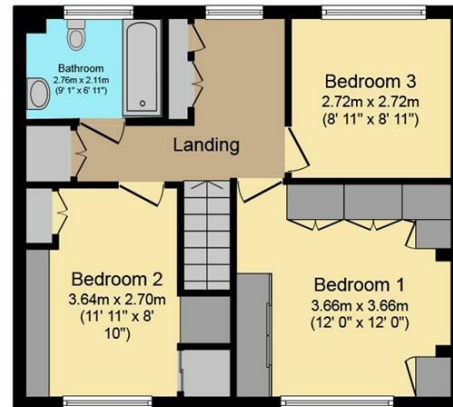


Ground Floor

Floor area 77.6 sq.m. (835 sq.ft.) approx

Total floor area 124.2 sq.m. (1,336 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

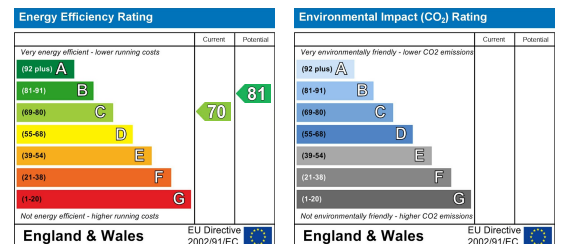
Floor area 46.6 sq.m. (501 sq.ft.) approx

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Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.