

Whitakers

Estate Agents



31 Petfield Drive

Anlaby, Hull, HU10 7ES

£220,000



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Description

NO CHAIN

Situated on a highly sought-after residential location in the heart of the Anlaby village and boasting close proximity to highly accessible transport links that connects the property to local amenities and leisure facilities, this three bedroom semi-detached home is an ideal opportunity for the growing family wishing to reside in a sizeable property which falls into the catchment area of prestigious local schools..

Briefly comprising entrance hall, cloakroom, spacious lounge and fitted dining kitchen to the ground floor, there is a master bedroom fitted with an en-suite shower room, two good sized bedrooms and family bathroom suite to the first floor. Externally to the front of the property there is a small well stocked garden with paved side driveway which accommodates off-street parking for multiple cars. To the rear there is a large garden, mainly laid to lawn and enjoying patio seating area, gravelled section and useful shed.

Early viewing is recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall

Double glazed entrance door, gas central heating radiator, tiled flooring and staircase to the landing off.

Cloakroom

Gas central heating radiator, low flush WC, wash basin, extractor fan and tiled flooring.

Lounge

16'0" x 12'0" maximum (4.90m x 3.68m maximum)

Two Upvc double glazed windows, gas central heating radiator and laminate flooring.

Dining Kitchen

15'0" x 10'6" (4.58m x 3.22m)

Upvc double glazed doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, stainless steel single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob with a cooker hood over, enclosed gas central heating boiler, under stairs storage cupboard and laminate flooring.

First Floor

Landing

Gas central heating radiator, storage cupboard and access to the loft space.

Bedroom One

13'9" x 8'6" maximum (4.21m x 2.60 maximum)

Upvc double glazed window and a gas central heating radiator.

En-Suite Shower Room

Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs, shaver socket, tiled flooring and an extractor fan.

Bedroom Two

10'2" x 8'7" maximum (3.12m x 2.63m maximum)

Upvc double glazed window and a gas central heating radiator.

Bedroom Three

8'9" x 6'5" (2.67m x 1.98m)

Upvc double glazed window and a gas central heating radiator.

Bathroom

Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Gardens

To the front of the property there is a small well stocked garden. A side driveway provides off street parking and at the rear there is a further goods sized enclosed garden.

Tenure

The property is held under Freehold Tenureship.

Council Tax Band

Local Authority - East Riding Of Yorkshire
Council tax Band - C

Additional Services

Whitaker 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.

Agents Notes

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.

Free Market Appraisals / 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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



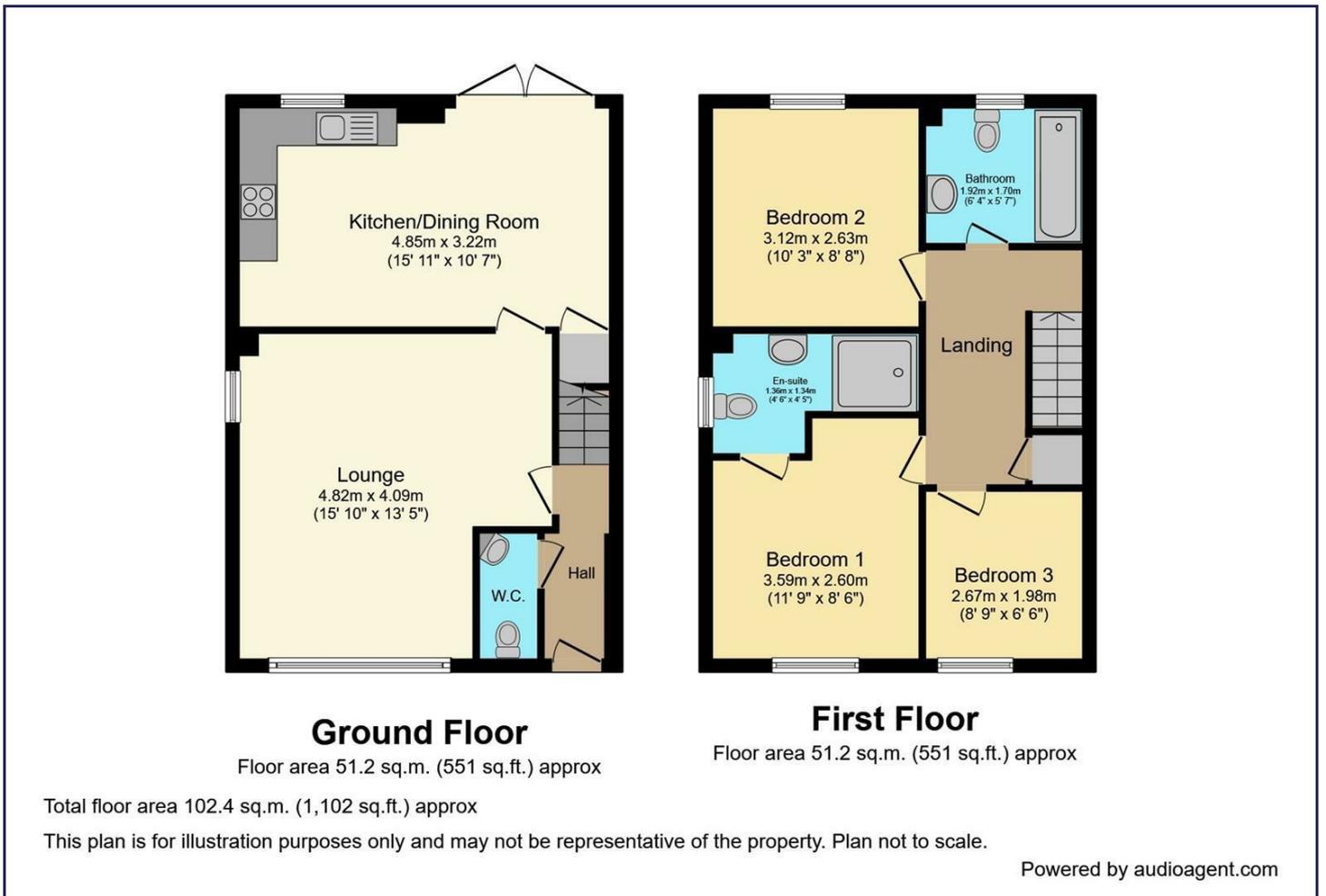
Hybrid Map



Terrain Map



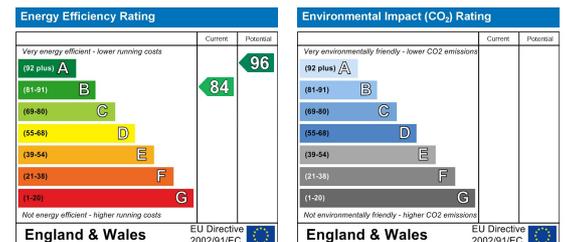
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 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.