

# Whitakers

Estate Agents



## 20 Mortimer Avenue, Anlaby, HU10 6UP

**£229,950**

Beautifully presented and extended end of terrace property situated within the Village of Anlaby, offering versatile accommodation which briefly comprises; entrance hall, open plan lounge / dining room, conservatory, utility room, W.C., and breakfast kitchen to the ground floor, three bedrooms and bathroom to the first floor with a fixed staircase to a loft.

There is ample parking provision to the front of the property and an enclosed garden to the rear with two timber built garden store sheds.

The property has Upvc double glazing and gas fired central heating.

Situated in close proximity to an abundance of local shopping and recreational facilities together with Primary Schooling and excellent transportation links.

An internal viewing is most highly recommended to fully appreciate the wealth of accommodation afforded by this superb family home.

## Front External



The Accommodation Comprises

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with a decoratively patterned double glazed panel insert and an obscured double glazed side-light leads into the entrance hall. Having a feature central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

#### Open Plan Lounge / Dining Room



Lounge Area 16'10" (to 13'1") x 15'0" (into bay window to 12'1" (5.14m (to 4.01m) x 4.59m (into bay window to 3.93m)



The focal point of the room being the feature fireplace with a marble effect surround, back and hearth with inset coal effect 'living flame' gas fire within a chrome effect grate. There is a Upvc double glazed bay window to the front elevation, a wood effect laminate finish to the floor and a built-in understairs storage cupboard which houses the gas and electric meters and a consumer unit.

## Dining Area 19'11" x 9'11" (6.09m x 3.03m)



Having a feature central heating radiator and a further vertical ladder style feature central heating radiator, a wood effect laminate finish to the floor and a fitted cupboard which houses the 'Ideal' combination boiler. Upvc double glazed 'French' doors lead from the dining area into the conservatory.

Conservatory 19'8" (to 8'5") x 12'9" (to 7'4") (6.01m (to 2.58m) x 3.91m (to 2.24m))

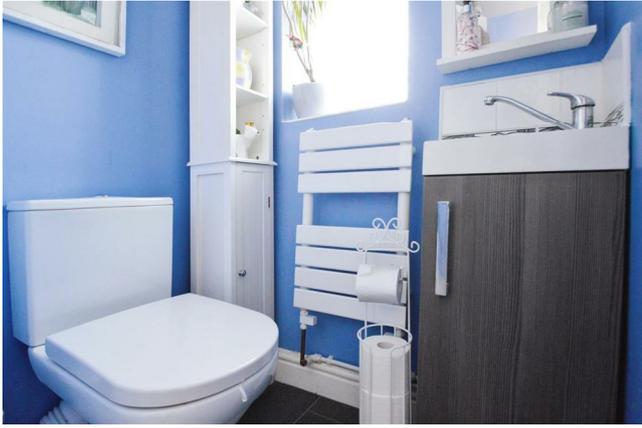


This 'L' shaped conservatory is of brick and Upvc double glazed construction. There is a central heating radiator, a fitted combination air conditioning and heating unit with external compressor, and a wood effect laminate finish to the floor. Upvc double glazed 'French' doors to the side elevation lead onto the rear garden.

#### Utility Room

Being fitted with twin wall mounted eye-level units in white below which is a fitted marble effect worksurface with a tiled splashback finish to the wall and beneath which there is plumbing for an automatic washing machine and space for a tumble dryer. There is a tile effect vinyl finish to the floor, a feature chrome effect vertical ladder style central heating radiator, an external Upvc entrance door with two obscured double glazed panel inserts and a loft hatch access to the ceiling which has fitted wooden ladders for access and is boarded and has lighting.

## W.C.



Being fitted with a two piece suite in white comprising: a vanity wash hand basin with a mixer tap and a fitted cabinet beneath and a low level W.C. suite with button push flush. There is a feature vertical central heating radiator, an obscured double glazed Upvc window to the rear elevation and a tiled effect vinyl finish to the floor.

Breakfast Kitchen 13'2" (not including bay window) x 7'8" (4.02m (not including bay window) x 2.36m)



Being fitted with bespoke kitchen units comprising: wall mounted eye-level units, plate rack, drawers and base units with a complementary fitted worksurface over which extends to create a breakfast bar area and incorporates a ceramic one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Hotpoint' double electric oven, an integrated induction hob with a 'Smeg' extractor hood above, plumbing for an automatic dishwasher, housing for an American style fridge freezer, a feature central heating radiator, a Upvc double glazed bay window to the front elevation, a tile effect vinyl finish to the floor and a vaulted ceiling with a double glazed roof window to the front elevation.

## First Floor Accommodation

## Landing



Having a fixed staircase leading to the loft with a recessed spotlight to the landing area.

Bedroom One 12'9" x 11'2" (3.91m x 3.41m)



Being fitted with a range of furniture comprising: wardrobes, a central dressing table area with incorporated drawers and bedside cabinets with incorporated drawers. There is a central heating radiator and a Upvc double glazed window to the front elevation.

Bedroom Two 13'3" x 10'0" (4.04m x 3.07m)



Being fitted with a range of furniture comprising: wardrobes and bedside cabinets with incorporated drawers. There is a central heating radiator and a Upvc double glazed window to the rear elevation.

### Bedroom Three 7'5" x 5'2" (2.27m x 1.60m)



Having a central heating radiator, a fitted cupboard and a Upvc double glazed window to the front elevation.

### Bathroom 6'9" x 6'4" (2.08m x 1.95m)



Being fitted with a three piece suite in white comprising: corner spa bath with mains shower over, a vanity wash basin with mixer tap and fitted cabinets beneath, together with a low level W.C. suite with button push flush. There is a feature chrome effect vertical ladder style radiator, and an obscured double glazed Upvc window to the rear elevation. The walls are fully tiled, there is a vinyl finish to the floor and recessed spotlighting to the ceiling.

### Loft 14'1" x 13'10" (4.31m x 4.23m)



Having two central heating radiators, storage within the eaves, recessed spotlighting to the ceiling and two double glazed roof windows to the rear elevation. The vendor has informed us that there is plumbing and drainage to the loft.

### External



To the front of the property a brick block set driveway provides off street parking provision for several vehicles. There are attractive planted borders and decorative fencing to the boundaries.

To the rear of the property there is a low maintenance garden with areas laid to decking and artificial lawn. There is an outside cold water tap with a Belfast sink and two timber built garden store sheds. The garden is securely bounded by brick walling.

### Rear View Of Property



### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Local Authority - East Riding of Yorkshire.  
Council Tax Band 'B'.

### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No Risk  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Ultrafast 1000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

### 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.

### 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.

#### 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.

#### Whitakers Estate Agent Declaration

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# Floor Plan

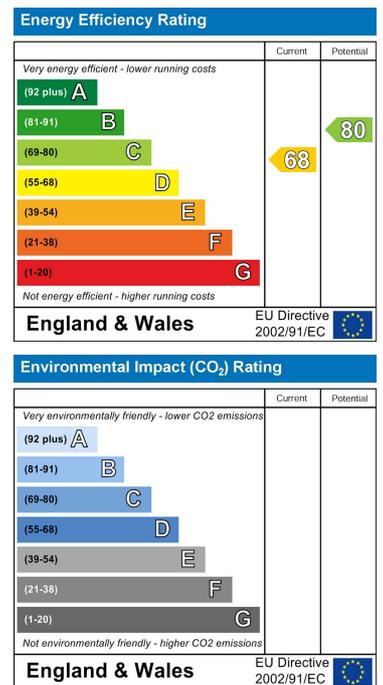


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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