

# Whitakers

Estate Agents



**30 Lawrance Avenue, Anlaby, HU10 7DL**

**£415,000**

\*\*\* NO ONWARD CHAIN \*\*\*

Whitakers Estate Agents are pleased to introduce this immaculately presented family home which is conveniently located within close proximity to the Anlaby centre, and enjoys scenic views of a green area.

The internal layout briefly comprises : hallway incorporating a cloakroom, useful study, spacious lounge, and open plan kitchen / dining room with utility room off.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, three further double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a forecourt with a lawned section.

The enclosed rear garden is mainly laid to lawn, and complimented with a patio seating area.

The residence also benefits from having a detached garage with electric up & over door which has been partly converted into a bar / recreation room, still having space for one car. There are also a parking spaces in front.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a forecourt with a lawned section. The property also enjoys a scenic view of an open green area.

#### Ground floor

##### Hallway

UPVC double glazed entrance door, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

##### Cloakroom

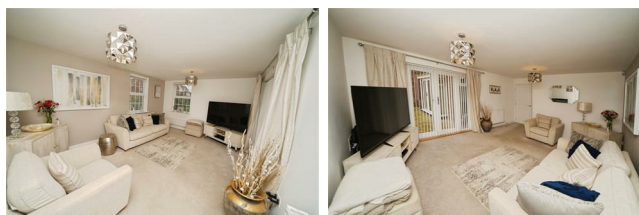
UPVC double glazed window, central heating radiator, LVT flooring, and furnished with a two-piece suite comprising pedestal sink and low flush W.C.

Study 8'3" x 9'1" maximum (2.53 x 2.77 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Lounge 16'7" x 12'2" (5.08 x 3.73 )



UPVC double glazed French doors to the rear garden, two UPVC double glazed windows, two central heating radiators, and carpeted flooring.

Dining room 8'3" x 13'3" (2.52 x 4.06 )



UPVC double glazed bay window, central heating radiator,

Kitchen 11'4" x 13'1" (3.46 x 4.01 )



UPVC double glazed French doors to the rear garden with side windows, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated dishwasher and fridge freezer, integrated oven, and hob with extractor hood above.

##### Utility room

UPVC double glazed door to the rear garden, central heating radiator, and fitted with a range of floor and eye level units, contemporary worktop with upstand above, and integrated washer / dryer.

#### First floor

##### Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 17'4" x 12'2" (5.30 x 3.72 )



Two UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

## En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 12'5" x 9'3" maximum (3.79 x 2.83 maximum )



UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage cupboard, and carpeted flooring.

Bedroom three 10'9" x 11'6" maximum (3.28 x 3.53 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bedroom four 8'4" x 13'4" (2.56 x 4.07 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bathroom



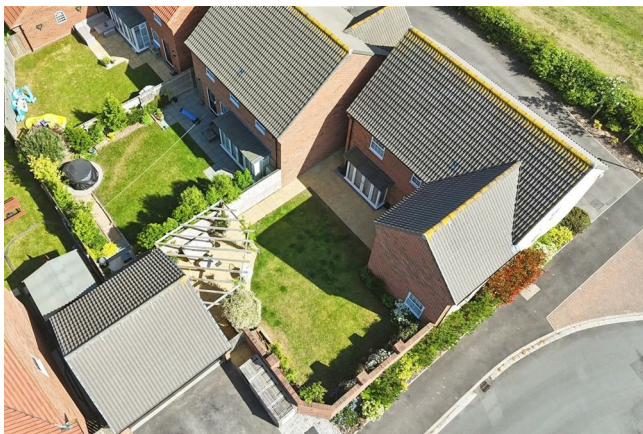
UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with mixer tap, an low flush W.C.

## Rear external



The enclosed rear garden is mainly laid to lawn, and complimented with a patio seating area. The residence also benefits from having a detached garage with electric up & over door which has been partly converted into a bar / recreation room, still having space for one car. There are also a parking spaces in front.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL309030000

Council Tax band - F

### EPC rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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.

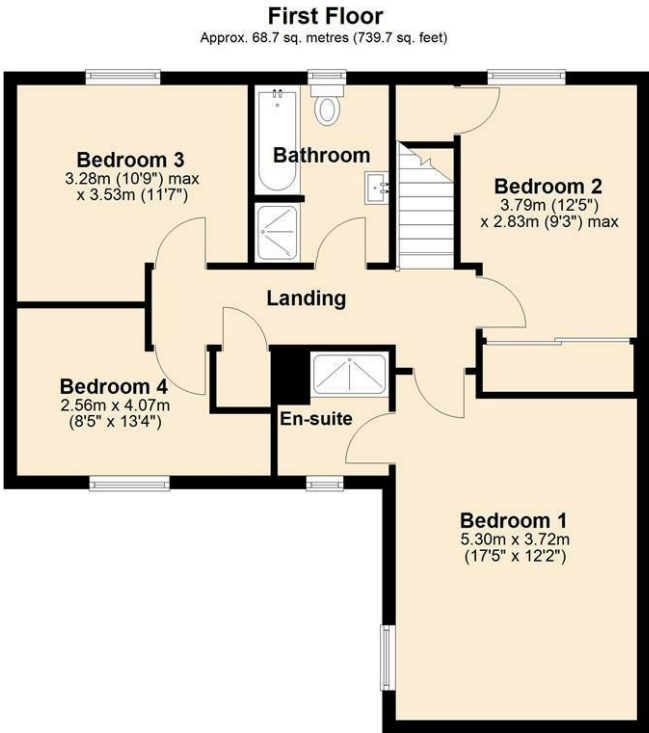
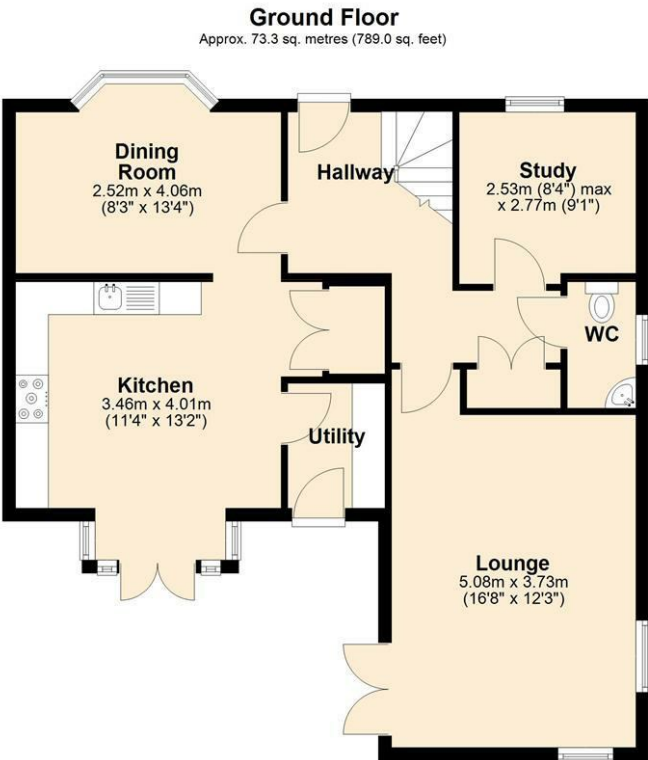
### Whitakers Estate Agent Declaration

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.

### Bar/Recreation Room

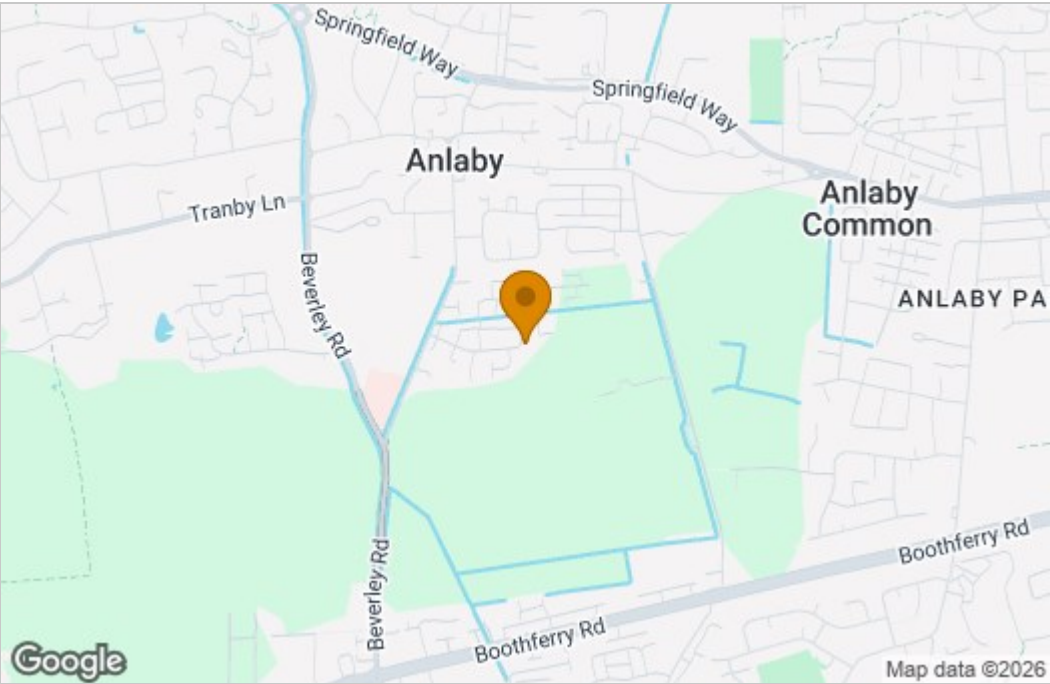


Floor Plan

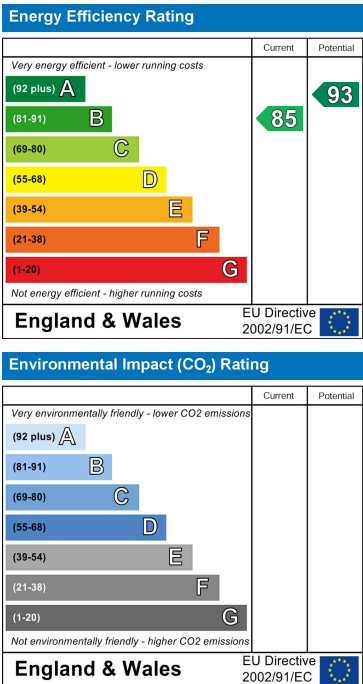


Total area: approx. 142.0 sq. metres (1528.7 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.