

Whitakers

Estate Agents



1037 Anlaby Road, Hull, HU4 7PW

£340,000

This attractive semi-detached property built in the mid 1920's has been sympathetically improved by the current owners whilst retaining many original features which seamlessly blend together and enhance this stunning family home.

Being situated within the sought after area of Anlaby Park, the property is ideally located for excellent transportation links, local amenities and schooling.

The accommodation briefly comprises: recess porch, entrance hall, cloakroom / W.C., lounge, sitting room, contemporary fitted dining kitchen to the ground floor with a split level landing leading to the fifth bedroom and full landing with a further four bedrooms - three of which are double in size and two of which have en-suite shower rooms, together with a well appointed family bathroom and separate W.C. to the first floor.

There is a brick block set paved fore garden which provides off street parking for several vehicles and an enclosed rear garden with designated zonal areas, a purpose built garden room with an adjoining garden store.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended to fully appreciate the wealth and quality of accommodation afforded by this superb property.

The Accommodation Comprises

Front External



Recessed Porch

A timber pillared recessed porch with a ceramic tiled floor leads to the entrance to the property.

Entrance Hall



An external composite entrance door with two frosted and decoratively leaded double glazed panel inserts with a complementary obscured and decoratively leaded double glazed Upvc sidelight leads into the entrance hall. Having a central heating radiator, delft racking, wooden panelling to the walls from floor to dado rail level, tiled effect LVT flooring and where an original flight of stairs lead to the first floor accommodation.

Cloakroom / W.C.



Being fitted with a contemporary two piece suite in white comprising: low level W.C. suite with button push flush and a corner vanity wash hand basin with a mixer tap and fitted cabinet beneath. There is a central heating radiator, tile effect LVT flooring and an obscured and decoratively leaded Upvc double glazed window to the front elevation.

Lounge



The focal point of the room being the feature fireplace with a marble effect surround, back and hearth with inset glass fronted log effect electric fire. There are two feature central heating radiators, an ornate rose and corning to the ceiling, picture railing to the walls and a Upvc double glazed bay window with decoratively leaded top lights to the front elevation.

Sitting Room



Having a central heating radiator, an ornate rose and corning to the ceiling, picture railing to the walls and a Upvc double glazed patio door with matching sidelights and decoratively leaded top

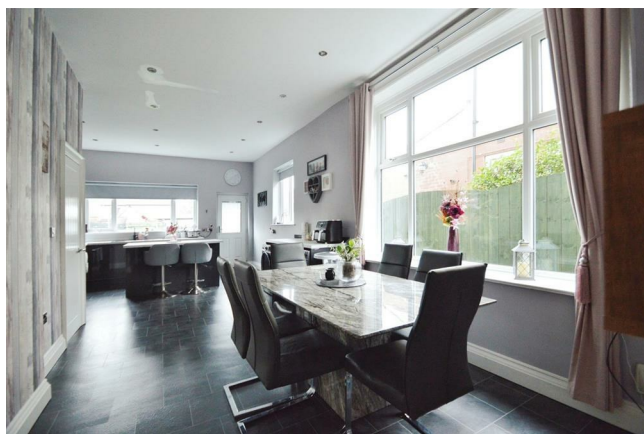
lights to the rear elevation leading onto the rear paved patio seating area.

Dining Kitchen

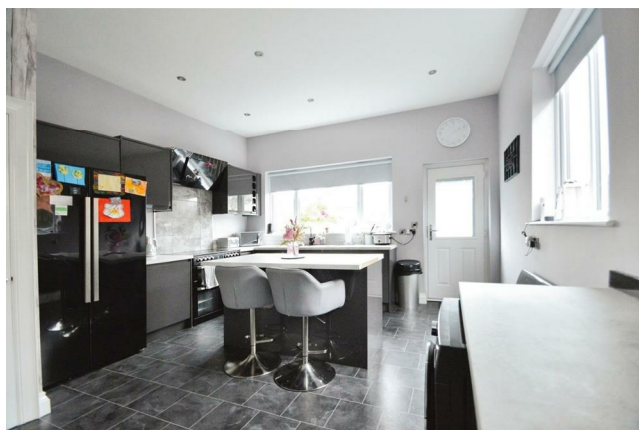


This spacious dining kitchen is fitted with a range of units in a high gloss finish in dark grey comprising: wall mounted eye-level units, bottle storage, drawers and base units with a complementary fitted marble effect worksurface over which extends to create a splashback finish to the walls and incorporates stainless steel, glazed and composite one and a half bowl sink and drainer unit with a mixer tap over. There is an Island unit with incorporated drawers and a marble effect worksurface which extends to create a breakfast bar area. There is space and electric point for a range style cooker with a tiled splashback finish to the wall and a feature 'Rangemaster' extractor canopy hood above, an integrated dishwasher, housing for an 'American' style fridge freezer, plumbing for an automatic washing machine, space for a condenser tumble dryer, a curved feature central heating radiator, two Upvc double glazed windows to the side elevation, a Upvc double glazed window to the rear elevation and a composite entrance door with an obscured double glazed panel insert leading onto the rear gardens. There is a tile effect LVT finish to the floor, recessed spotlighting to the ceiling and a built-in storage cupboard which houses the 'Ideal' boiler.

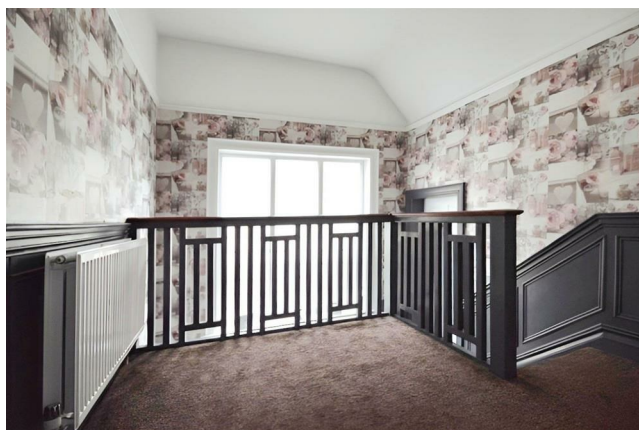
Dining Area



Kitchen Area



Split Level Landing

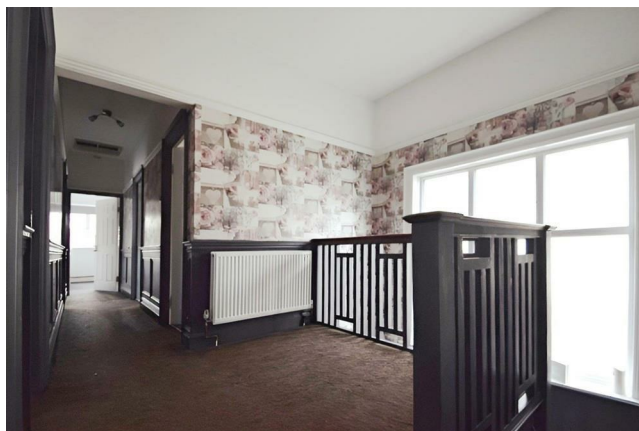


Having an obscured double glazed Upvc window to the side elevation.

Bedroom Five

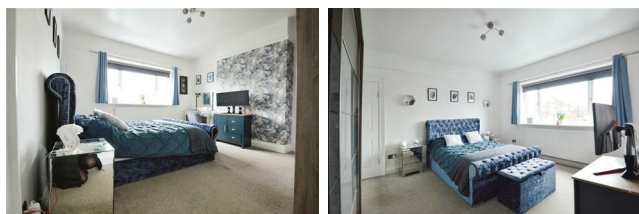
Having a decoratively leaded Upvc double glazed window to the front elevation and a central heating radiator.

Landing



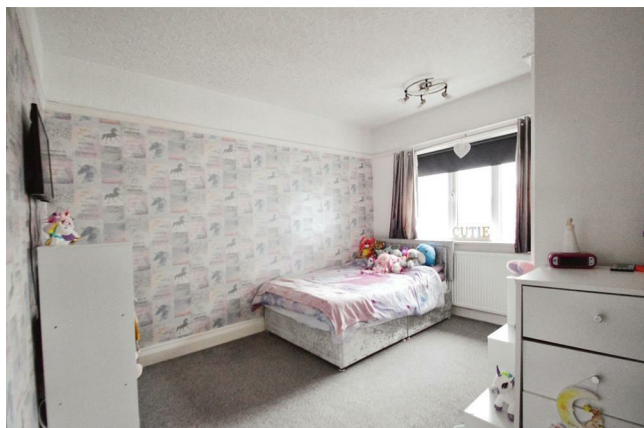
Having picture railing to the walls and two ceiling lights - one of which gives access to the roof void space via fitted wooden pull down ladders. The roof void space itself is partially boarded.

Principal Bedroom



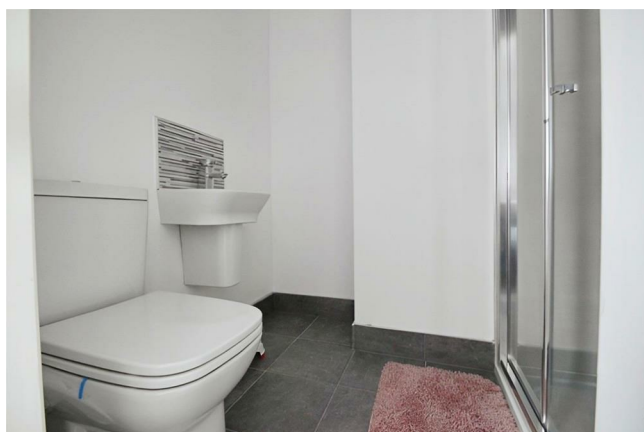
Having a central heating radiator, picture railing to the walls and a decoratively leaded Upvc double glazed window to the front elevation.

Bedroom Two



Having a central heating radiator, picture railing to the walls and a Upvc double glazed window to the rear elevation.

En-Suite To Bedroom Two



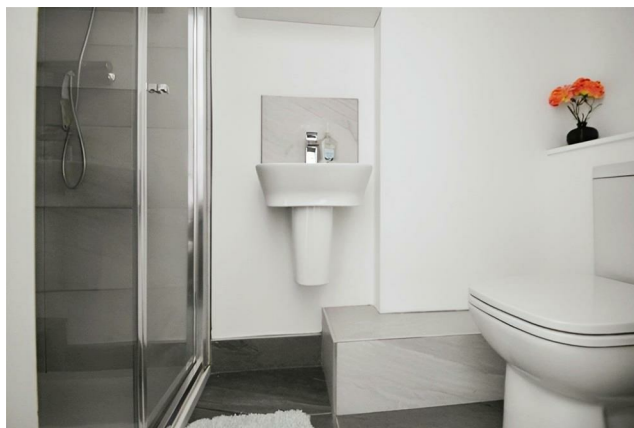
Being fitted with a contemporary suite in white comprising: a shower enclosure with mains shower, tiling and waterproof boarding to the walls, a wall mounted wash hand basin with mixer tap and tiled splashback finish to the wall and a low level W.C. suite with a button push flush. There is a tile effect LVT finish to the floor, waterproof boarding to the ceiling with incorporated LED lighting and recessed spotlighting together with an extractor fan unit.

Bedroom Three



Having a central heating radiator, picture railing to the walls and a Upvc double glazed window to the rear elevation.

En-Suite To Bedroom Three



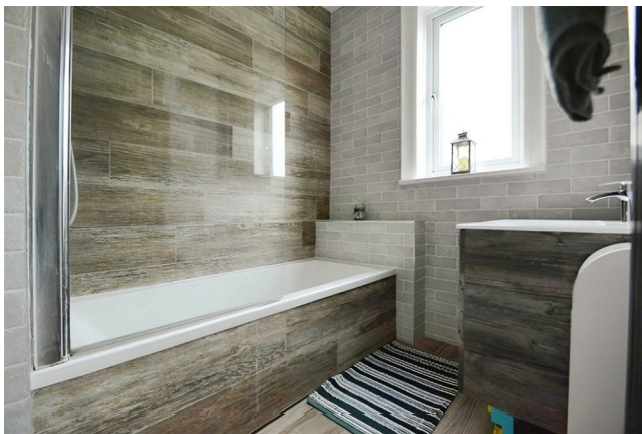
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Bedroom Four



Having a central heating radiator and a Upvc double glazed window to the side elevation.

Family Bathroom



Being fitted with a contemporary suite in white comprising: double ended bath with tiled side panelling, a fitted glazed side screen and a dual 2-in-1 mains shower system and bath tub spout, and a vanity wash basin with mixer tap and fitted cabinet beneath. There is a vertical ladder style radiator, an obscured double glazed Upvc window to the side elevation, a ceramic wood effect tiled finish to the floor and walls in part and recessed spotlighting and an extractor fan fitment to the ceiling.

Separate W.C.



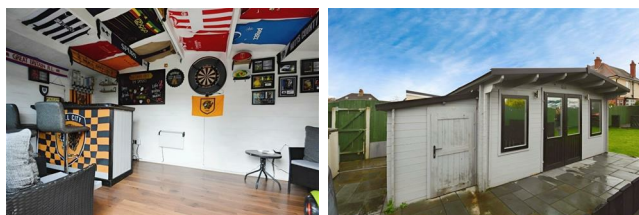
Being fitted with a contemporary suite in white comprising: low level W.C. suite with button push flush and a wall mounted wash hand basin with mixer tap and fitted cabinet beneath. There is dado railing to the walls and an obscured double glazed Upvc window to the side elevation.

External



A brick block set fore garden provides off street parking for several vehicles. Whilst to the rear of the property there is an enclosed garden with designated areas being laid to paving stones, lawn, and artificial lawn. The garden is bounded by timber fencing and there is a purpose built garden room and adjoining garden store shed.

Purpose Built Garden Room



Having both power and lighting.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'D'.

Material Information

Construction - Standard

Conservation Area - Anlaby Park, City of Kingston-Upon-Hull

Flood Risk - Low

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

Broadband - Basic 13 Mbps / 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.

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.

Whitakers Estate Agent Declaration

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Floor Plan

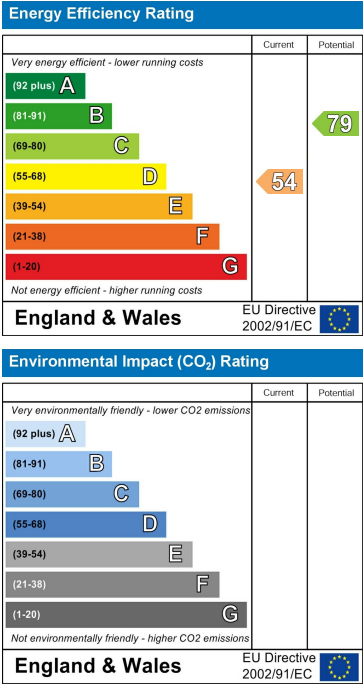


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.