

Whitakers

Estate Agents



992 Anlaby High Road

, Hull, HU4 6AT

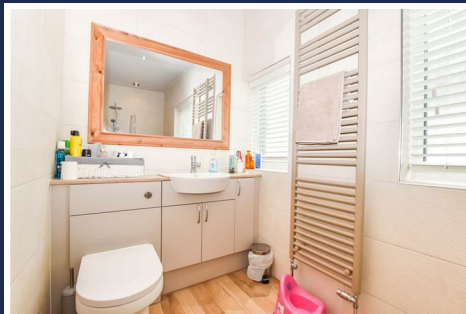
£285,000



992 Anlaby High Road

, Hull, HU4 6AT

£285,000



Description

Extended and enhanced from its original design, this well presented four bedroom semi-detached property is ideal for the growing family wishing to upsize into a home that falls into the catchment area of well regarded local schools and benefit from close proximity to highly accessible transport links connecting the resident to nearby amenities and leisure facilities.

Briefly comprising entrance hall, W.C, living room, dining room, kitchen and utility room to the ground floor, there are four good sized bedrooms and family bathroom suite to the first floor.

Externally to the front of the property there is a low maintenance garden which accommodates off-street parking for multiple cars. To the rear, there is a large garden which is mainly laid to lawn with paved patio seating area and garage.

Early viewing is recommended to appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door, central heating radiator, laminate flooring and under stairs storage.

W.C.

Upvc double glazed window to the side elevation, laminate flooring and fitted with a two piece suite comprising low flush W.C and wash basin.

Living Room

15'1" x 13'1" (4.60m x 4.00m)

Upvc double glazed bay window and central heating radiator.

Dining Room

16'8" x 11'5" (5.10m x 3.50m)

Upvc double glazed French doors leading to the rear external, Upvc double glazed windows, central heating radiator and gas fire with wooden surround.

Kitchen

14'5" x 7'10" (4.40m x 2.40m)

Upvc double glazed window to the side elevation, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above and oven with hob and hood over.

Utility Room

9'2" x 7'10" (2.80m x 2.40m)

Upvc double glazed door leading to the side external, Upvc double glazed window to the rear elevation, central heating radiator and plumbed for a washing machine.

First Floor

Landing

Upvc double glazed window to the side elevation and access to the loft hatch.

Bedroom One

15'1" x 11'5" (4.60m x 3.50m)

Upvc double glazed bay window to the front elevation and central heating radiator.

Bedroom Two

12'5" x 11'5" (3.80m x 3.50m)

Upvc double glazed window to the rear elevation and central heating radiator.

Bedroom Three

12'9" x 9'2" (3.90m x 2.80m)

Upvc double glazed window to the rear elevation and central heating radiator.

Tel: 01482 657657

Bedroom Four

8'2" x 7'10" (2.50m x 2.40m)

Upvc double glazed bay window to the front elevation, and central heating radiator.

Bathroom

11'5" x 4'11" (3.50m x 1.50m)

Upvc double glazed window, central heating radiator, tiled walls and fitted with a three piece suite comprising panelled bath, low flush W.C and pedestal sink.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Council tax Band - D

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

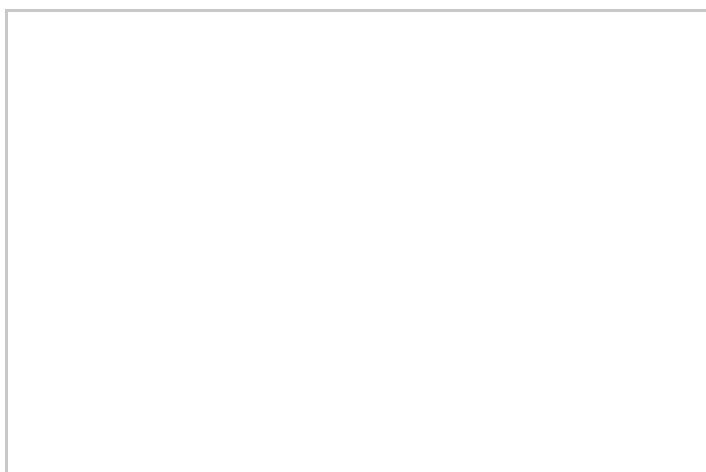
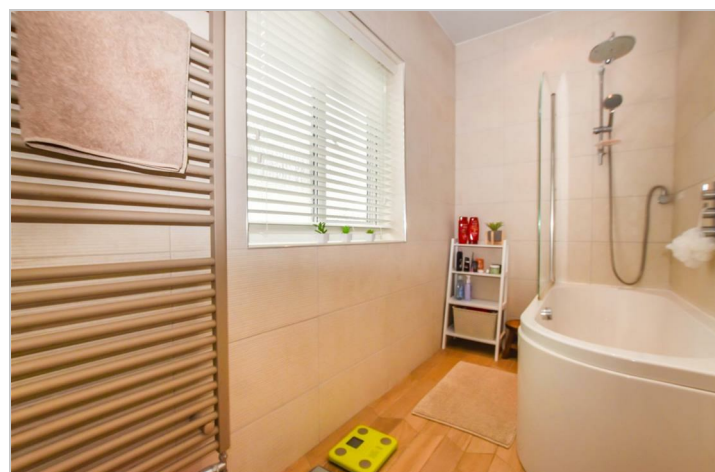
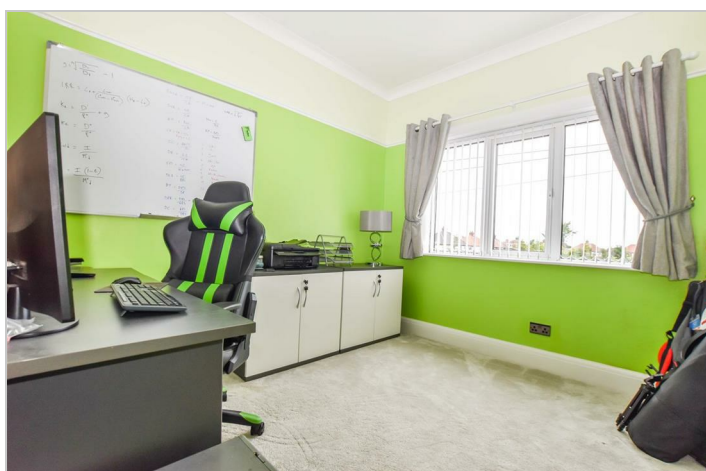
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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



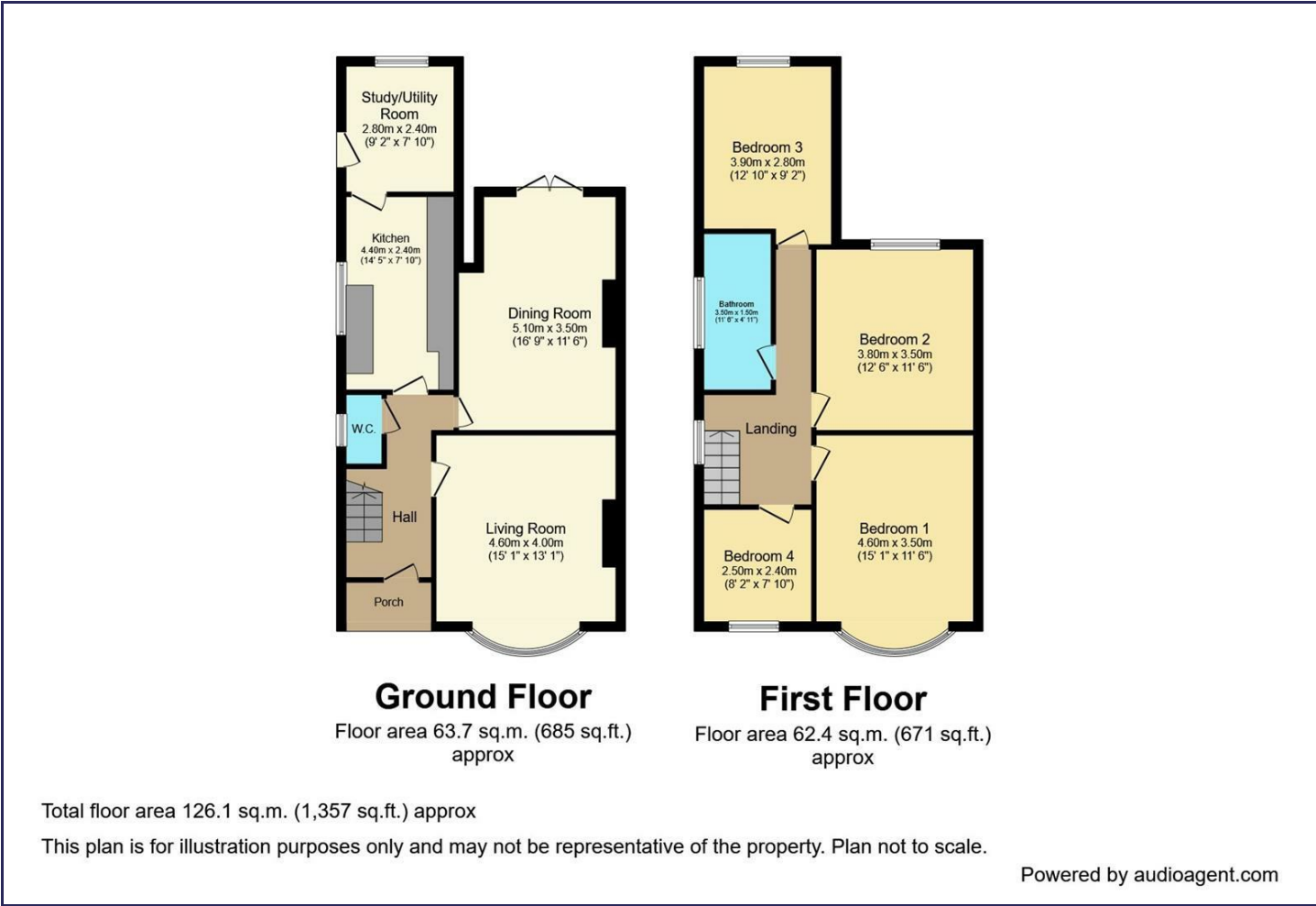
Hybrid Map



Terrain Map



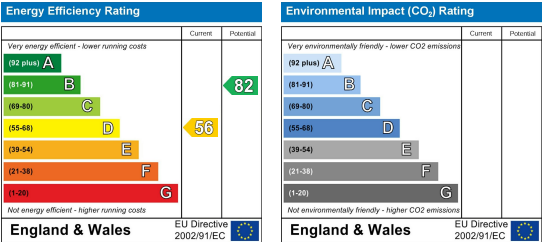
Floor Plan



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