Whitakers
Estate Agents









7 Wolfreton Drive, Hull, HU10 7BY

£195,000

NO ONWARD CHAIN

Introducing this traditional three-bedroom semi-detached property, situated within the heart of Anlaby village and offering excellent potential for a purchaser seeking to modernise a home to their own tastes. The property is conveniently positioned within walking distance of a variety of everyday amenities, including convenience stores, a post office, independent shops, restaurants and cafés.

Upon entry, the resident is greeted by an entrance porch that opens into a hallway, leading through to an open-plan lounge / dining room, fitted kitchen and conservatory with French doors opening onto the rear garden.

A staircase rises to the first floor, which boasts three bedrooms, including a principal bedroom with fitted wardrobes, all served by a shower room with a walk-in enclosure.

Externally to the front aspect, there is a planted garden with a side drive that accommodates off-street parking and leads to a detached garage. The enclosed rear garden features an abundance of established planting, complemented by a paved seating area and timber decking adjoining a detached summerhouse.

With no onward chain and scope for modernisation, the property would ideally suit a purchaser looking to invest in this well-established village location.

Early viewing is recommended.

The accommodation comprises

Front external



Externally to the front aspect, there is a planted garden with a side drive that accommodates off-street parking and leads to a detached garage.

Ground floor

Porch
Wooden glazed door opening to :

Hallway
Wooden glazed door with side windows, central heating radiator and storage heater, under stairs storage cupboard, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 13'6" x 11'6" maximum (4.13 x 3.51 maximum)



Wooden glazed bay window, central heating radiator and wall mounted heater, and carpeted flooring.

Dining area 10'3" x 9'7" (3.13 x 2.94)



Wooden glazed door and side windows, two central heating radiators, and carpeted flooring.

Conservatory 8'10" x 15'5" (2.71 x 4.72)



UPVC double glazed throughout with French doors opening to the rear garden, and vinyl flooring. Also fitted with a tap and power sockets.

Kitchen 9'8" x 7'5" (2.97 x 2.28)




Wooden glazed door and window, and built-in storage cupboard. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and extractor hood above, and fridge-freezer.

First floor

Landing
With access to the loft hatch, wooden glazed window, and carpeted flooring. Leading to :

Bedroom one 14'5" x 10'4" (4.41 x 3.16)



Wooden glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 9'10" x 10'2" (3.01 x 3.10)



Wooden glazed window, central heating radiator, and carpeted flooring.

Bedroom three 7'10" x 6'11" (2.39 x 2.12)



Wooden glazed window, central heating radiator, and carpeted flooring.

Shower room



Wooden glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external




The enclosed rear garden features an abundance of established planting, with a paved seating area and timber decking adjoining a detached summerhouse.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL289007000
Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be

made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

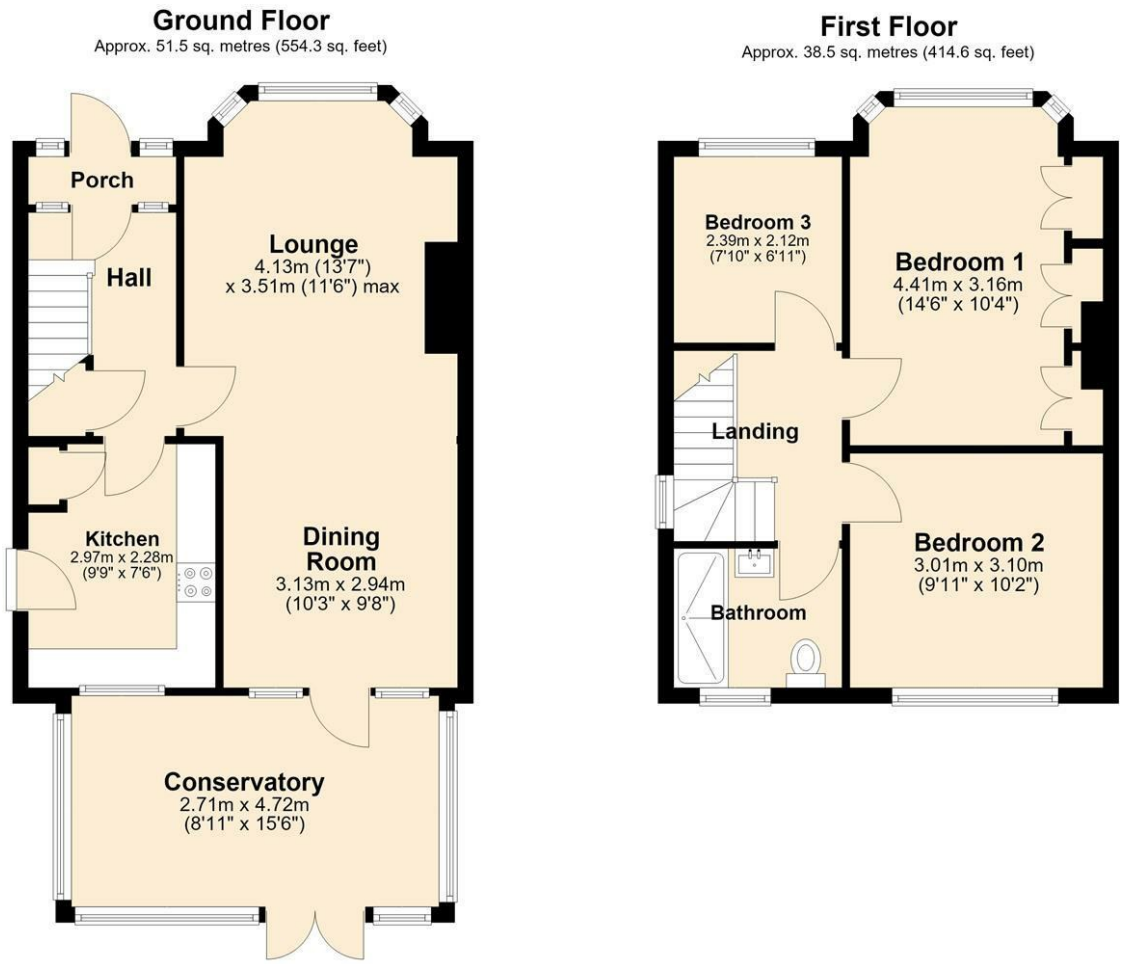
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

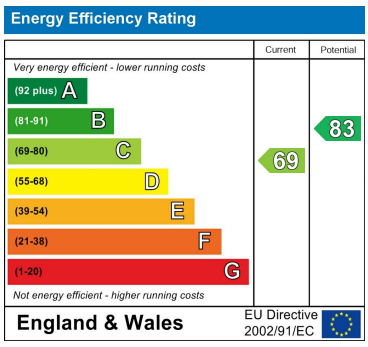


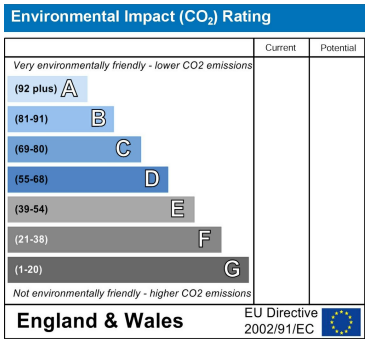
Total area: approx. 90.0 sq. metres (968.9 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk