

Whitakers

Estate Agents



14 Norland Avenue, Anlaby Common, HU4 7RB

£249,500

Whitakers Estate Agents are pleased to introduce this extended semi-detached family home, which enjoys many original features throughout.

The property is established on a popular residential location off the well-connected Anlaby High Road, and has gravelled forecourt with a side drive that accommodates off-street parking, and leads to the detached garage.

Upon entering, the resident is greeted with the entrance hall which leads to the bay fronted lounge, spacious dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which boasts three double bedrooms, a well-appointed bathroom, and separate cloakroom.

Stained glass French doors in the dining room open to the rear garden - mainly laid to lawn with a patio seating area, and fencing to the surround.

The accommodation comprises

Front external



Externally there is a gravelled forecourt with a side drive that accommodates off-street parking, and leads to the detached garage.

Ground floor

Hallway

UPVC double glazed door with side windows, two stained glass windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 14'5" x 11'8" (4.41 x 3.58)



UPVC double glazed bay window, central heating radiator, log burner, and laminate flooring.

Dining room 14'0" x 11'10" (4.27 x 3.63)



Stained glass French doors with side windows, central heating radiator, feature fireplace, and laminate flooring.

Kitchen 17'8" x 7'4" maximum (5.40 x 2.25 maximum)



UPVC double glazed door, three UPVC double glazed windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback up stand above, sink with mixer tap, plumbing for a washing machine and dish-washer, and provision for a gas cooker with extractor hood above.

First floor

Landing

With access to the loft hatch, stained glass window, central heating radiator, and carpeted flooring.

Bedroom one 14'8" x 11'8" (4.49 x 3.57)



UPVC double glazed bay window, two central heating radiators, feature fireplace, and wooden flooring.

Bedroom two 10'6" x 11'7" (3.22 x 3.55)



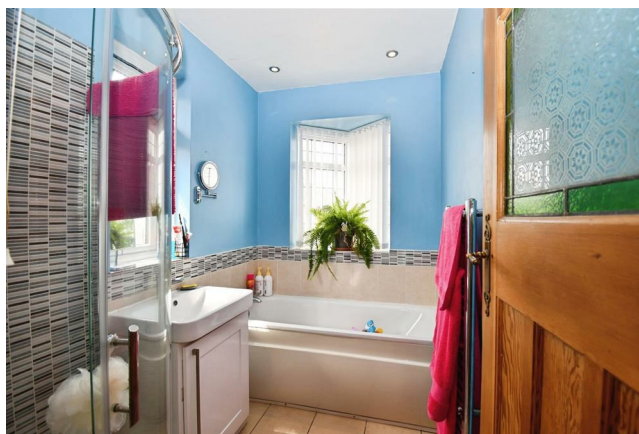
UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom three 11'5" x 9'7" maximum (3.48 x 2.93 maximum)



Two UPVC double glazed windows, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed bow window, UPVC double glazed window, central heating radiator, partly tiled to splash back areas with tiled flooring, and furnished with a three-piece suite comprising shower enclosure, panelled bath, and low flush W.C.

Cloakroom

Wooden glazed window, central heating radiator, tiled flooring, and furnished with a low flush W.C.

Rear external

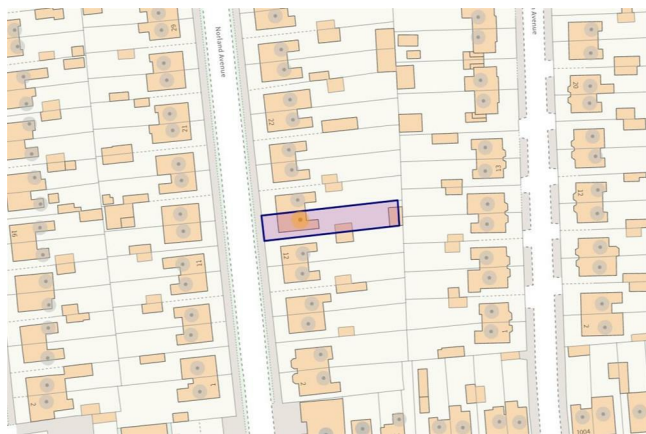


The rear garden is mainly laid to lawn with a patio seating area, and fencing to the surround. The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030090001407

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 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.

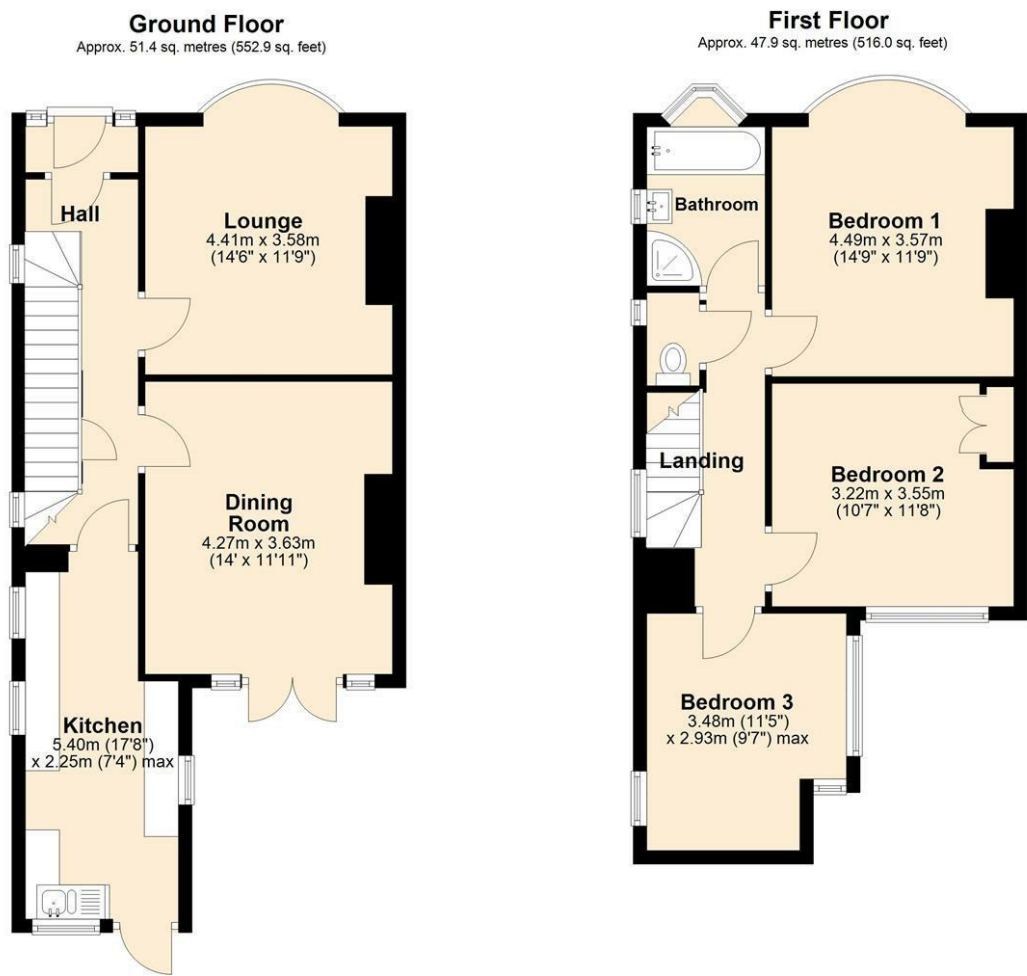
Free Market Appraisals / Valuations

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.

Floor Plan

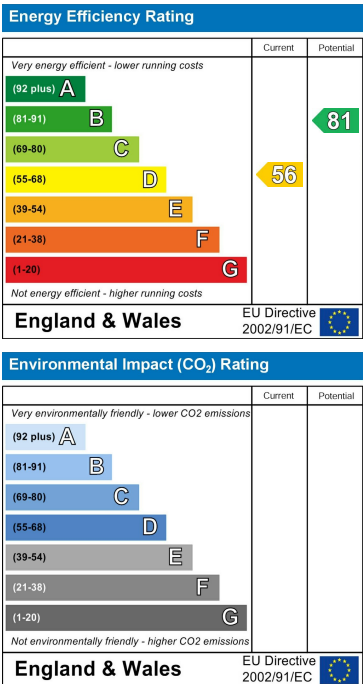


Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

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.