

Whitakers

Estate Agents



2 Bailey Street, Anlaby, HU10 7EZ

£347,500

Whitakers Estate Agents are pleased to introduce this immaculate four bedroom detached house which provides well proportioned accommodation and is exceptionally well presented throughout.

To the ground floor there is a modern dining kitchen with integrated appliances, access to the rear garden, a lounge to the front of the property along with an office and convenient storage space. The property also benefits from a downstairs W.C and a utility room.

To the first floor is the master bedroom, en-suite along with a private dressing area and three further double bedrooms and a family bathroom with a four piece suite.

At the front of the property there is a double width driveway and gravelled garden. A side pathway leads to the rear of the property where there is a generous sized garden with patio area's and fencing to the perimeter.

A viewing is highly recommended to appreciate the accommodation on offer.

Front External



The Accommodation Comprises

Entrance Hall

Double glazed Upvc double glazed entrance door, gas central heating radiator, cloaks cupboard and a staircase leading to the first floor landing.

WC



Gas central heating radiator, extractor fan, fitted with a low flush WC and wash basin.

Lounge 17'10" x 10'5" (5.44m x 3.17m)



Upvc double glazed bay window and a gas central heating radiator.

Kitchen/Dining Room 15'9" x 19'10" (4.80m x 6.04m)



Large Upvc double glazed bay window including double doors leading to the gardens, additional Upvc double glazed window, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops, up stands and tiled splash backs, inset stainless steel sink unit, integrated appliances include an automatic dishwasher, upright fridge freezer, six ring gas hob with a cooker hood over, and an eye level oven.

Utility Area 7'5" x 5'9" (2.26m x 1.74m)



Upvc double glazed rear entrance door, gas central heating radiator, fitted base units with fitted worktops and an enclosed gas central heating boiler, plumbing for an automatic washing machine.

Office 11'7" x 8'4" (3.54m x 2.54m)

Upvc double glazed window, electric radiator and a separate storage space.

Landing

Access to the loft space and a storage cupboard housing the hot water cylinder. Leads to:

Bedroom 1 12'7" x 10'4" (3.83m x 3.14m)



Upvc double glazed window and a gas central heating radiator, sliding door leading to the dressing area.

En-suite



Upvc double glazed window and a towel rail central heating radiator. Fitted with a shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Dressing Area 6'0" x 6'3" (1.82m x 1.90m)
Upvc double glazed window, sliding door and ample shelving and hanging space.

Bedroom 2 13'7" x 8'10" (4.15m x 2.70m)



Upvc double glazed window to the rear aspect and a gas central heating radiator.

Bedroom 3 13'3" x 10'3" (4.05m x 3.12m)



Upvc double glazed window to the front aspect and a gas central heating radiator.

Bedroom 4 11'9" x 10'3" (3.58m x 3.12m)



Upvc double glazed window to the front aspect and a gas central heating radiator.

Bathroom



Upvc double glazed window to the front aspect and a towel rail central heating radiator. Fitted with a panelled bath, shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

External



The property is located close to the children's play area. At the front of the property there is a

double width driveway and gravelled garden. A side pathway leads to the rear of the property where there is a generous sized garden with patio areas and fencing to the perimeter.

Tenure

The property is held under Freehold tenureship.

EPC Rating

EPC rating - B

Council Tax Band

Council Tax band - E

East Riding Of Yorkshire

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultra fast 1000 mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration

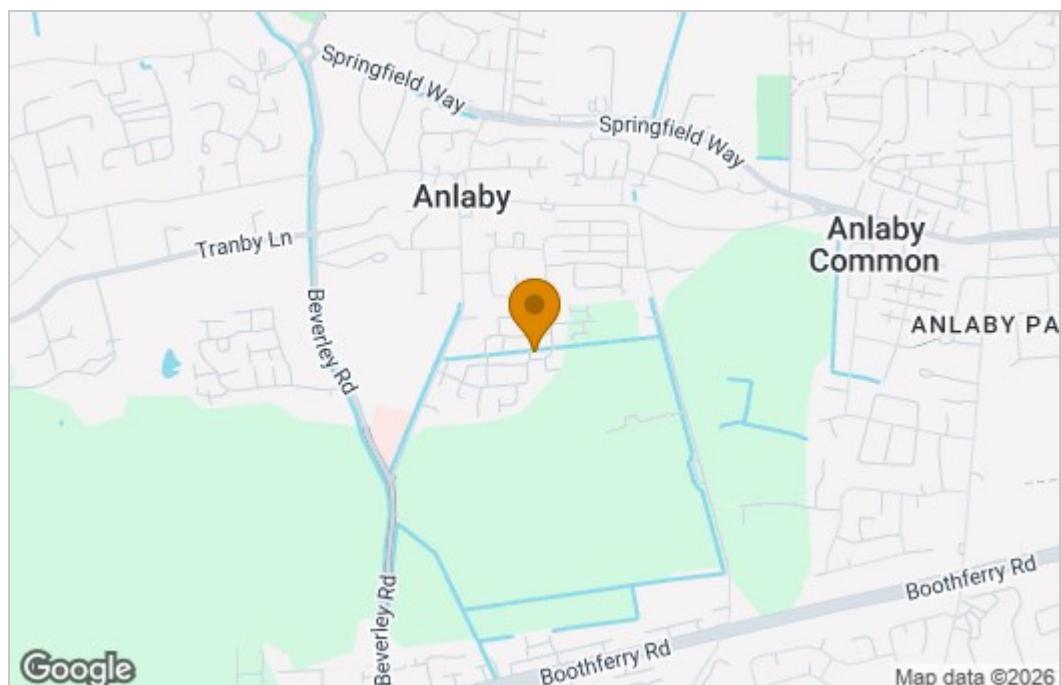
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers

Estate Agents has any authority to make or give any representation or warranty in relation to this property.

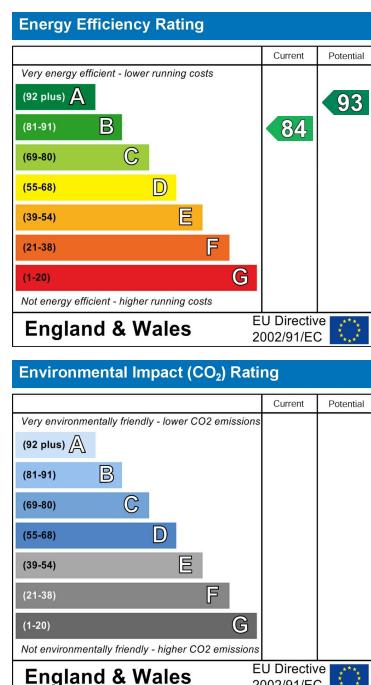
Floor Plan



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.