Whitakers
Estate Agents

6 Derringham Avenue, Anlaby Common, HU4 7SE

Offers In The Region Of £269,500

Built as one of the original locomotion residences, this much extended and enhanced three bedroom semi-detached property occupies a generously sized plot larger than its neighbouring contemporaries and is enriched in a history significant to the Anlaby Common area.

The internal layout briefly comprises entrance lobby with fitted desk and incorporated study room, spacious lounge with exposed brick focal point, fitted dining kitchen, sitting room with French doors opening to the rear garden and bathroom furnished with a three-piece suite to the ground level.
A fixed staircase ascends to the first floor which boasts three double bedrooms, all fitted with their own en-suite shower rooms.

Externally to the front aspect there is a gravelled driveway that accommodates off-street parking and leads to the detached brick-built garage and connected building. Double wrought iron gates open to the enclosed rear garden which is mainly laid to lawn with stocked borders, block paved patio seating areas and water fountain feature. The residence also benefits from having a detached garden room and outside power sockets.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded provincial schools and within close proximity to an abundance of local amenities, leisure facilities and transport links. As such, early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external
Externally to the front aspect there is a gravelled driveway which accommodates off-street parking and leads to the detached brick-built garage and connected building.

Ground floor

Entrance lobby
UPVC double glazed door, central heating radiator, built-in storage cupboard, fitted desk and laminate flooring.

Office 11'2" x 6'2" (3.42 x 1.90)

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

Lounge 20'8" x 7'6" (6.31 x 2.30)

UPVC double glazed bow window, central heating radiator, exposed brick focal point fireplace, under stairs storage cupboard and laminate flooring.

Kitchen / dining room 14'2" x 11'6" (4.34 x 3.51)

UPVC double glazed French doors to the rear garden, two UPVC double glazed windows, roof style window, two central heating radiators, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback upstand above, sink with mixer tap, plumbing for a dishwasher and integrated oven with hob and extractor hood above.

Sitting room 10'4" x 7'8" maximum (3.16 x 2.36 maximum)

UPVC double glazed French doors to the rear garden, central heating radiator, built-in storage cupboard and laminate flooring.

Bathroom

Central heating radiator, partly tiled to splashback areas with tile effect laminate flooring and furnished with a three-piece suite comprising P-shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

First floor

Landing

With access to the loft hatch, stained glass window, built-in storage cupboard and carpeted flooring.

Bedroom one 9'6" x 11'0" (2.90 x 3.36)

UPVC double glazed window, central heating radiator, focal point exposed brick fireplace , fitted wardrobe and carpeted flooring.

Bedroom one en-suite shower room

Roof style window, exposed brick feature and partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 10'11" x 9'1" (3.35 x 2.78)

UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two en-suite shower room

Roof style window, central heating radiator, partly tiled to splashback areas with tile effect LVT flooring and furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

Bedroom three 13'4" x 6'6" (4.08 x 2.00)

With access to the loft hatch, two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom three en-suite shower room

UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Rear external

Double wrought iron gates open to the enclosed rear garden which is mainly laid to lawn with stocked borders, block paved patio seating areas and water fountain feature. The residence also benefits from having a detached garden room and outside power sockets.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL056006000
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 18 Mbps / 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.

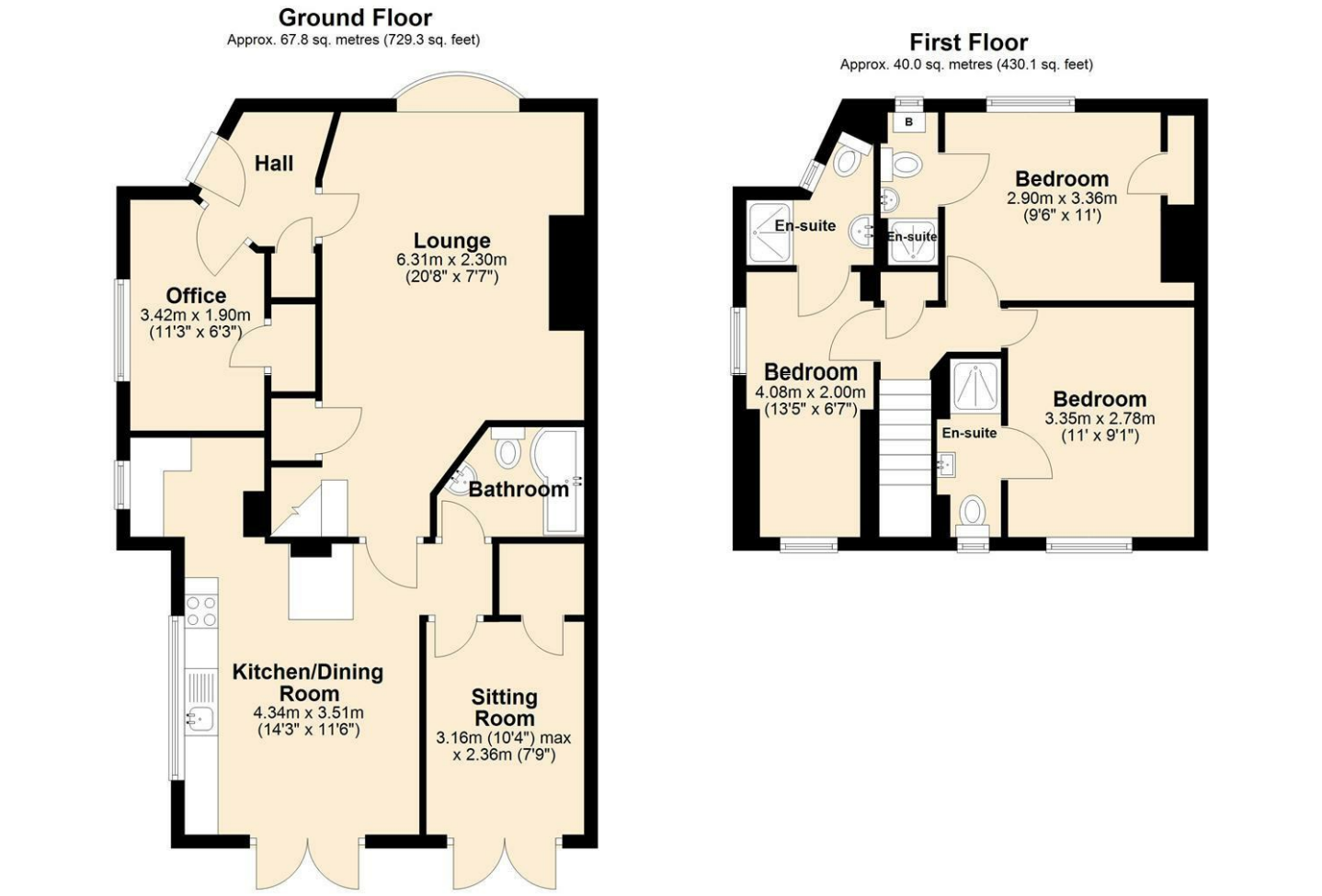
Free Market Appraisals / Valuations

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.

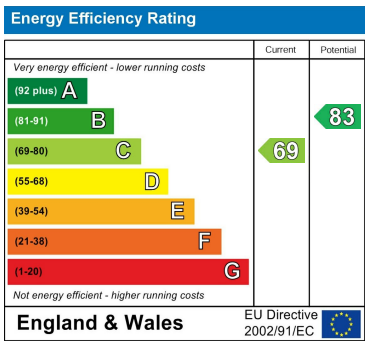
Floor Plan

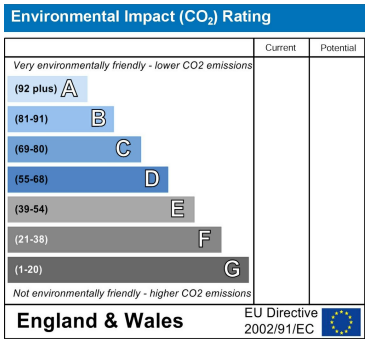


Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

Area Map

Energy Efficiency Graph





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