

Whitakers

Estate Agents



1 Church Close, Anlaby, HU10 7DF

£219,950

**** NO ONWARD CHAIN ****

A new instruction that will draw the attention of investors and those seeking to undertake a project to create their own ideal home, this charming semi-detached property is ideally situated within the heart of the Anlaby village, and within close proximity to an array of local businesses, amenities and leisure facilities.

The ground floor largely follows an open plan configuration, and briefly comprises : entrance hall, lounge / dining area, and fitted kitchen / breakfast room with wet-room off.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom with over stairs storage, and a bathroom furnished with a three-piece suite.

Externally the property occupies a generously sized corner plot , having a partly lawned garden with side drive leading to the integral garage to the front aspect; a side gate allows access to the back of the property which enjoys an enclosed garden that is laid to lawn.

The accommodation comprises

Ground floor

Hall

UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Leading to :

Lounge / dining area 24'0" x 16'7" (7.34 x 5.06)



UPVC double glazed bow window, central heating radiator, gas fire with exposed brick surround, and carpeted flooring.

Dining area



Two central heating radiators, and carpeted flooring.

Kitchen / breakfast room



UPVC double glazed patio doors to the rear garden, UPVC double glazed window, carpeted flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, double oven, and hob with extractor hood above.

Wet room



UPVC double glazed door and side window, and furnished with a walk-in enclosure with electric shower, wash basin, and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one



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

Bedroom two



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

Bedroom three



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath, vanity sink, and low flush W.C.

External



Externally the property occupies a generously sized corner plot, having a partly lawned garden with side drive leading to the integral garage to the front aspect; a side gate allows access to the back of the property which enjoys an enclosed garden that is laid to lawn.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority -East Riding Of Yorkshire
Local authority reference number - ANL032001000
Council Tax band - C

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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 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.

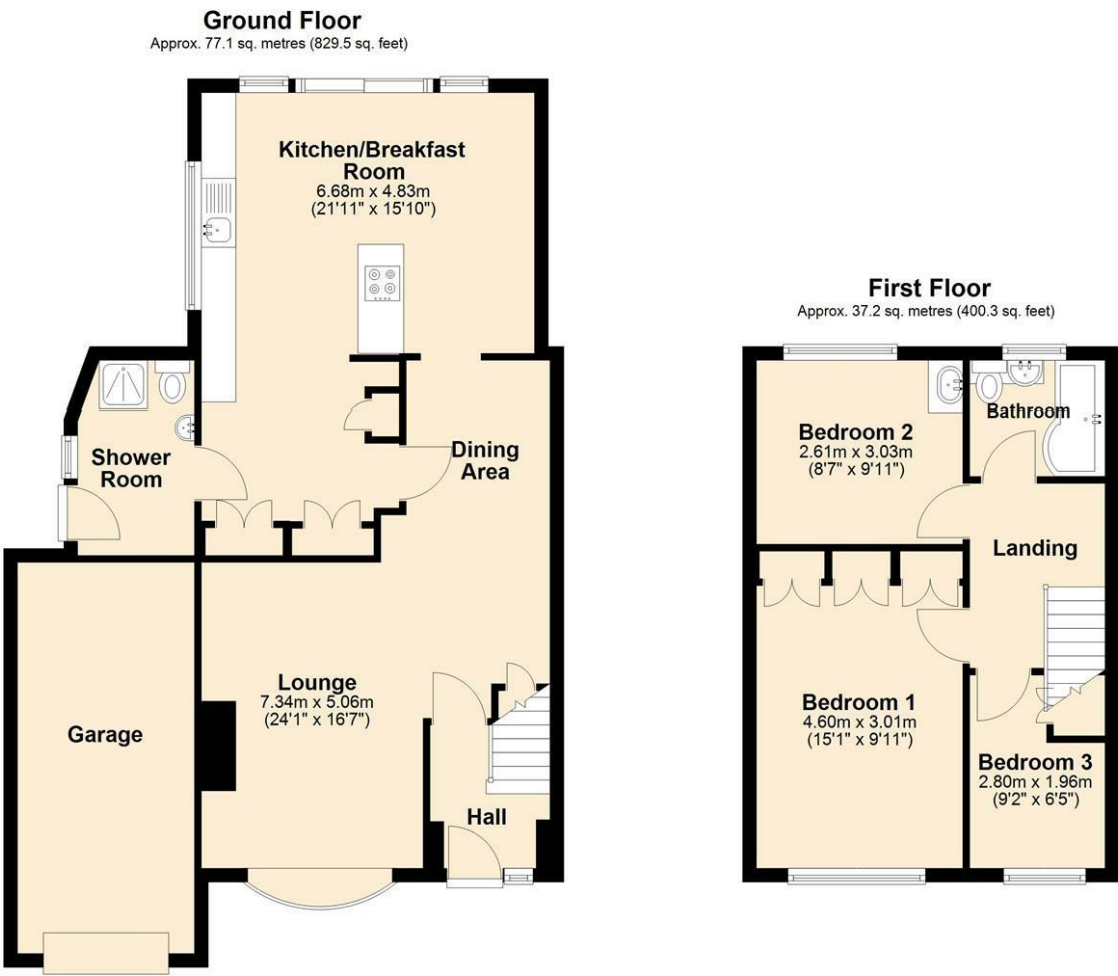
Free Market Appraisals / Valuations

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

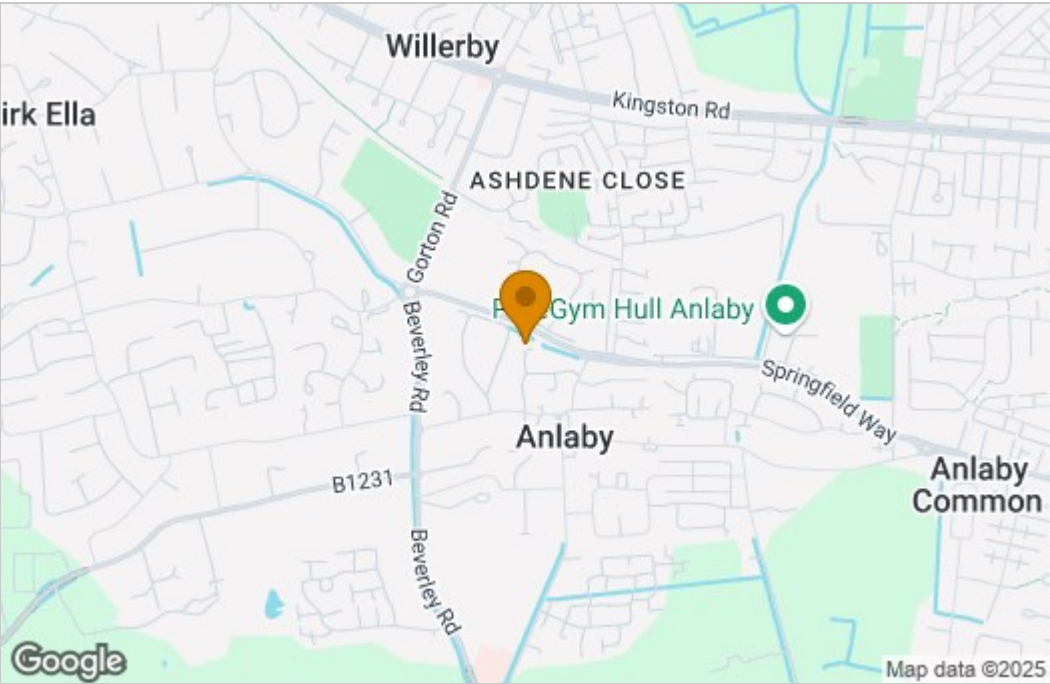
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

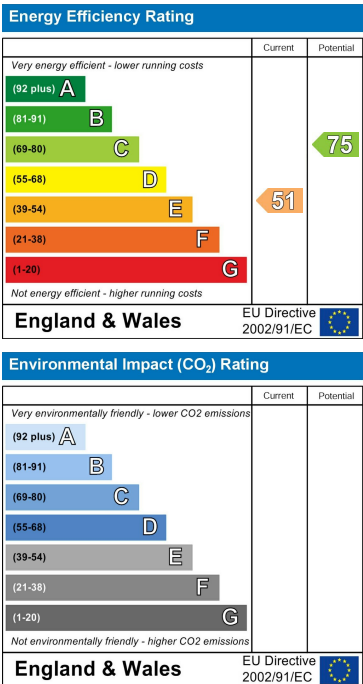


Total area: approx. 114.2 sq. metres (1229.8 sq. feet)

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.