

# Whitakers

Estate Agents



## 17 Cedar Close, Anlaby, HU10 7HY

**£410,000**

**\*\* NO ONWARD CHAIN \*\***

This rarely available detached four double bedroom property is located at the end of a private cul-de-sac. It embraces the tranquillity of its off-main-road positioning without compromising on close proximity to the abundance of amenities and leisure facilities that the Anlaby village is renowned for.

The accommodation briefly comprises entrance porch opening to the large hallway with cloakroom, large lounge with patio doors, separate dining room and fitted breakfast kitchen leading to a separate utility room.

The first floor boasts a landing space with access to the loft hatch, master bedroom with fitted wardrobes, three further double bedrooms, a bathroom furnished with a three-piece suite, separate W.C and airing cupboard.

Externally the property occupies expansive grounds which are laid to lawn with established borders, boundary hedging and fencing to the surround. The residence also benefits from having a paved area to the front aspect which accommodates off-street parking and a double width garage with connection to lighting / power and accessed via an electric up-and-over door.



## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

Upvc double glazed entrance door with side windows and a storage cupboard. Leads to:

Hallway 11'6" x 9'8" maximum (3.52 x 2.96 maximum )



Entrance door, gas central heating radiator and staircase to the landing off.

#### Cloakroom

Upvc double glazed window, gas central heating radiator, low flush WC and wash basin.

Lounge 22'10" x 12'5" maximum (6.96 x 3.80 maximum )



Upvc double glazed window to the front elevation and double glazed patio doors leading to the rear, gas central heating radiator, feature fireplace with a living flame fire and a coved ceiling.

Dining Room 11'1" x 9'10" maximum (3.40 x 3.00 maximum )



Double glazed patio doors and a gas central heating radiator. Access to the lounge and kitchen.

Breakfast Kitchen 16'3" x 9'8" maximum (4.96 x 2.97 maximum )



Two Upvc double glazed windows, gas central heating radiator, fitted with base wall and drawer units with fitted worktops and tiled splash backs, double drainer sink unit.

Utility Room 9'8" x 6'2" maximum (2.97 x 1.88 maximum )

Upvc double glazed window, gas central heating radiator, base units and fitted worktops, single drainer sink unit, gas central heating boiler and plumbing for an automatic washing machine.

#### Side Porch

Upvc double glazed windows and door leading to the front and rear an to the garage.

### First Floor

#### Landing

Gas central heating radiator, access to the loft space and a storage cupboard housing the hot water cylinder.

Bedroom One 13'6" x 12'4" maximum (4.12 x 3.78 maximum )



Upvc double glazed window, gas central heating radiator and fitted wardrobes.

Bedroom Two 12'5" x 11'5" maximum (3.80 x 3.48 maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 11'9" x 10'0" (3.60 x 3.06)



Upvc double glazed window and a gas central heating radiator.

Bedroom Four 10'11" x 8'10" (3.33 x 2.70 )



Upvc double glazed window and a gas central heating radiator.

#### Bathroom

Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and a low flush WC.

#### WC

Upvc double glazed window and a low flush WC.

#### Gardens



The property is located on a large plot which is mainly lawned with established borders.

Garage 17'10" x 16'0" (5.44 x 4.88 )

Double electric up and over door, power and lighting laid on, rear window and access to the property.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL029017000

Council Tax band - E

#### EPC Rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 15 Mbps / Ultrafast 1000 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

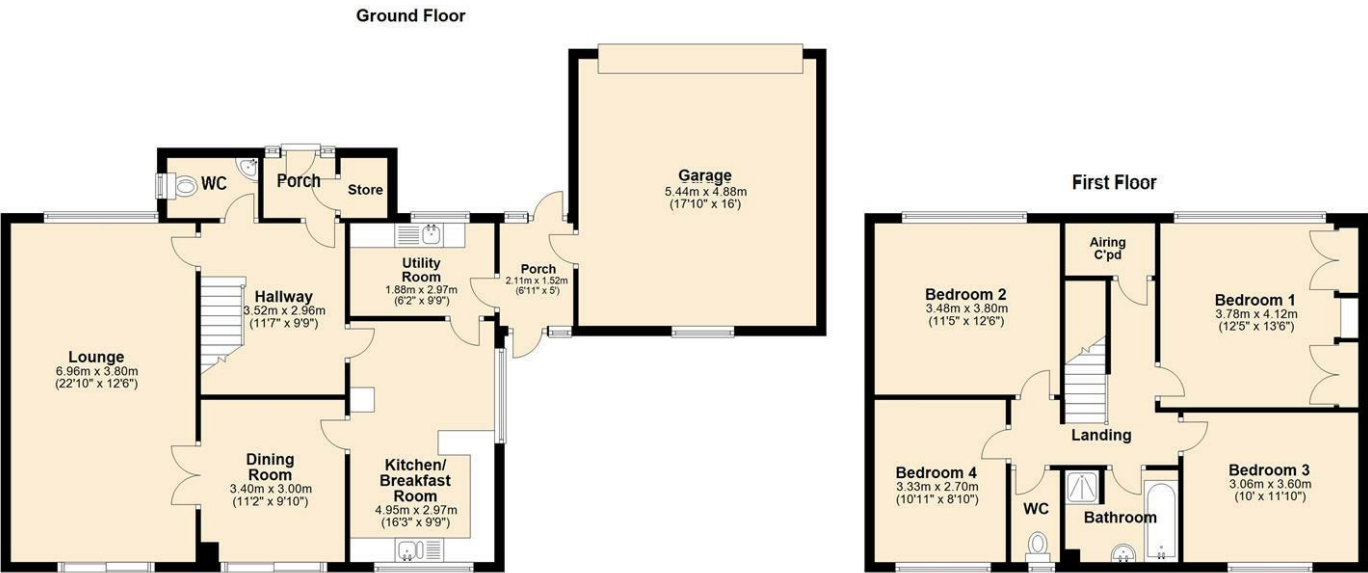
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Floor Plan

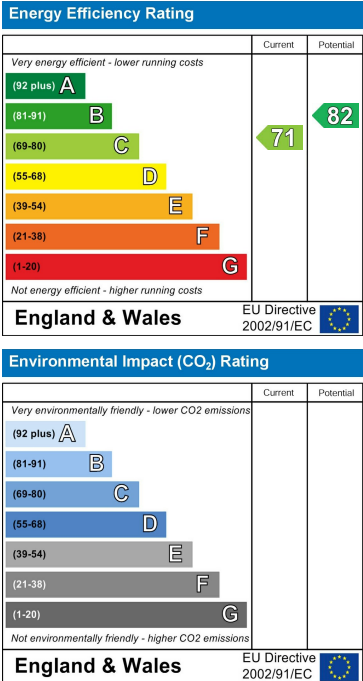


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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