

# Whitakers

Estate Agents



11 Stromberg Street

Lowfield Road, Anlaby, HU10 7ER

Asking Price £315,000



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## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

With central heating radiator, and under stairs storage.

#### Downstairs W.C

With a low flush w.c and pedestal wash basin, central heating radiator and door to storage cupboard which is shelved for storage.

#### Lounge

16'0" x 10'10" (4.88 x 3.30)

With Upvc double glazed bay window, integrated electric fire with living flame, central heating radiator and contemporary decor.

#### Kitchen / Diner

19'8" x 12'1" (5.99 x 3.68)

With a range of base and wall mounted high gloss units with complimentary work surfaces above, integrated oven and hob with extractor hood above, fridge freezer and dishwasher are also integrated, stainless steel sink with mixer tap, and splash back tiles and Upvc french doors to the garden.

#### Utility Room

With base and wall mounted units in white high gloss and complimentary work surface above, plumbed for a washing machine and Upvc double glazed door.

### First Floor Accommodation

#### Landing

With airing cupboard which is shelved for storage, central heating radiator and the loft hatch.

#### Bedroom One

12'0" x 10'7" max (3.66 x 3.23 max)

With two Upvc double glazed windows, central heating radiator and door to en suite.

#### En-Suite Shower Room

With central heating radiator, Upvc double glazed window, shower enclosure which is tiled and has a mixer shower, low flush w.c and pedestal wash basin with splash back tiles.

#### Bedroom Two

10'11" x 9'10" (3.33 x 3.00)

With Upvc double glazed window, central heating radiator.

#### Bedroom Three

8'10" x 7'2" (2.69 x 2.18)

With central heating radiator and Upvc double glazed window.

#### Bedroom Four

10'0" max x 7'1" (3.05 max x 2.16)

With Upvc double glazed window, central heating radiator and a telephone point.

#### Bathroom

Being fitted with a contemporary three piece suite in white comprising; panelled bath, pedestal wash basin and a low level w.c suite. There is a tiled splashback finish to the walls and a tiled finish to the floor, a heated ladder radiator and a Upvc double glazed window.

#### External

To the front of the property there is a lawned garden and a private side driveway leads to the single

garage. To the rear of the property there is an enclosed garden with lawned and paved areas a raised decked seating area and a childrens play area with wood chip flooring. There is timber fencing to the boundaries.

#### 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 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.

#### 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.



## Road Map



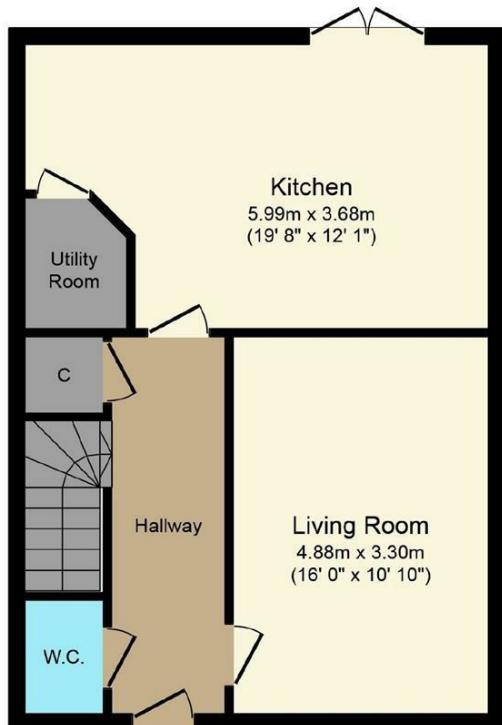
## Hybrid Map



## Terrain Map



## Floor Plan

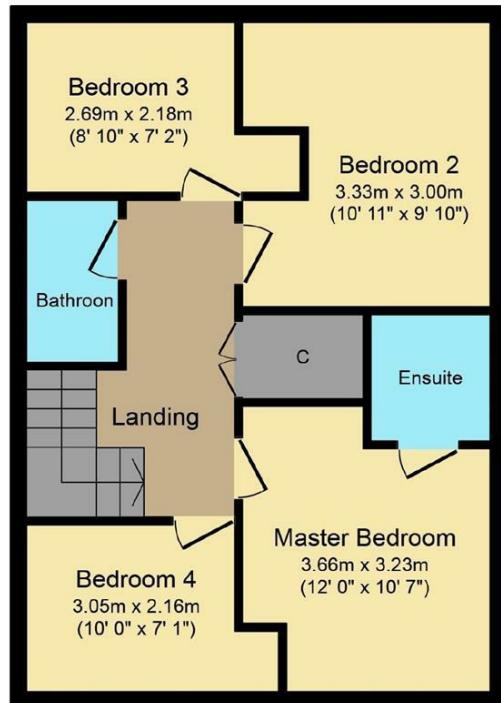


**Ground Floor**

Floor area 51.9 sq. m. (559 sq. ft.) approx

Total floor area 103.8 sq. m. (1,117 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**First Floor**

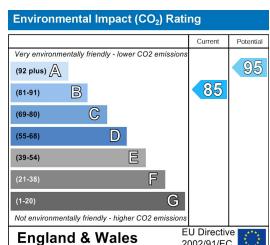
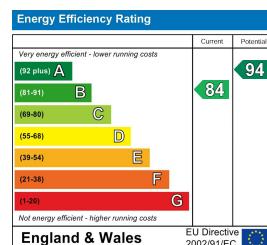
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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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