

Whitakers

Estate Agents



10 Windsor Avenue, Hull, HU10 7AS

Offers Over £245,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, situated within the heart of Anlaby village and conveniently placed to take advantage of a range of local amenities, leisure facilities, and transport links.

The front approach of the property features a gravelled garden with planted borders and boundary hedging. A side drive accommodates off-street parking for multiple vehicles and extends down the side of the building towards a detached garage.

Upon entry, the resident is greeted by a hallway that incorporates useful storage and leads to a bay fronted lounge, dining room with traditional exposed brick feature fireplace, and kitchen extension. A fixed staircase rises to the first floor landing, providing access to the boarded loft room via a pull-down ladder, and leads to two fitted double bedrooms, a good third bedroom, and a bathroom.

Patio doors from the dining room open onto a patio overlooking a generously sized rear garden, laid to lawn with well-stocked borders and enclosed by boundary fencing.

The accommodation comprises

Location

Situated within the highly regarded village of Anlaby, the property enjoys close proximity to an abundance of local amenities including Anlaby Retail Park along with a variety of independent shops, cafés, restaurants, and traditional public houses situated throughout the village centre and along Hull Road. Leisure facilities are available nearby including Haltemprice Sports Centre, whilst the open green spaces of Anlaby Park and East Ella Playing Fields provide ideal recreational space for families and dog walkers alike. The area is well regarded for its schooling options and benefits from excellent transport links, with convenient access into the Hull city centre, surrounding villages, and the A63 / M62 motorway network for commuters travelling further afield.

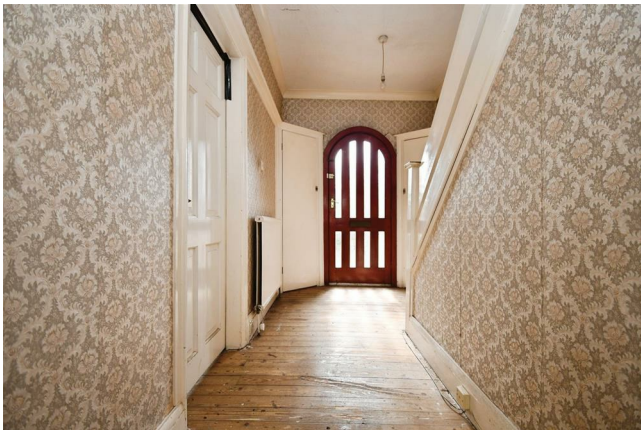
Front external



The front approach of the property features a gravelled garden with planted borders, and a combination of boundary hedging to the surround.

Ground floor

Hallway



Wooden glazed entrance door, UPVC double glazed window, central heating radiator, under stairs storage cupboard, and wooden flooring. Leading to :

Lounge 15'2" x 12'1" (4.63 x 3.69)



UPVC double glazed bay window, central heating radiator, gas fire with marbled inset / hearth and wooden surround, and carpeted flooring.

Dining room 18'4" x 11'1" (5.59 x 3.39)



UPVC double glazed patio doors and side windows, central heating radiator, feature fireplace with exposed brick inset and hearth, and carpeted flooring.

Kitchen 17'8" x 7'10" (5.41 x 2.39)



UPVC double glazed foot and windows, central heating radiator, serving hatch, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and

integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft room, UPVC double glazed window, and wooden flooring. Leading to :

Bedroom one 15'8" x 11'3" (4.78 x 3.44)



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

Bedroom two 13'6" x 11'3" (4.13 x 3.43)



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

Bedroom three 8'3" x 8'0" (2.53 x 2.46)



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

Bathroom



Two UPVC double glazed windows, central heating radiator, built-in storage cupboard, and partly tiled walls with wooden flooring. Furnished with a four-piece suite comprising bath with dual taps and electric shower, pedestal sink with dual taps, bidet with mixer tap, and low flush W.C.

Second floor

Loft room



Roof style window, storage in the eaves, and carpeted flooring.

Rear external



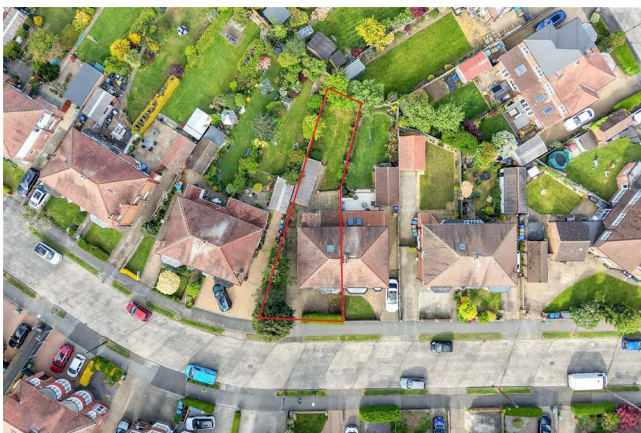
Patio doors from the dining room open onto a patio that overlooks a generously sized rear garden that is laid to lawn with well-stocked borders, and enclosed by boundary fencing.

Garage and off-street parking



A side drive accommodates off-street parking for multiple vehicles, and extends down the side of the building towards a detached garage.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and

it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL285010000

Council Tax band - D

EPC rating

EPC rating - TBC

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.

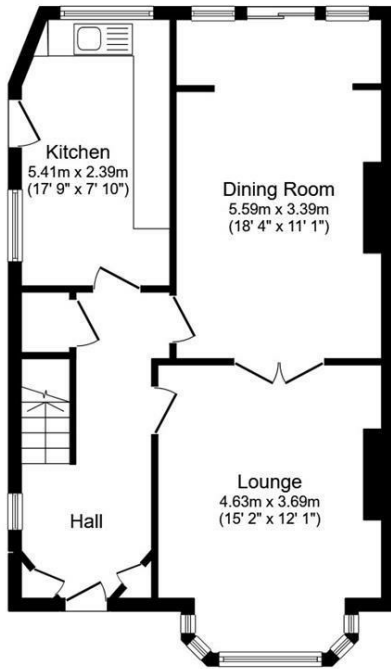
Free Market Appraisals / Valuations

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.

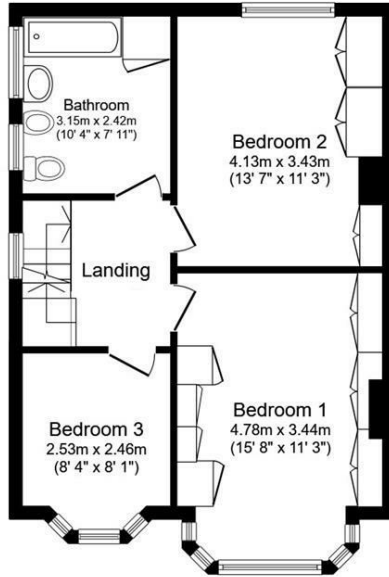
Whitakers Estate Agent Declaration

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.

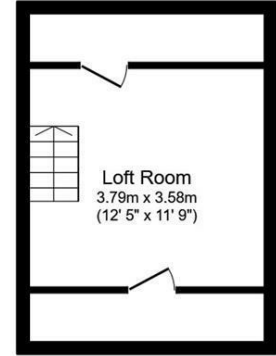
Floor Plan



Ground Floor
Floor area 58.6 sq.m. (631 sq.ft.)



First Floor
Floor area 50.6 sq.m. (545 sq.ft.)

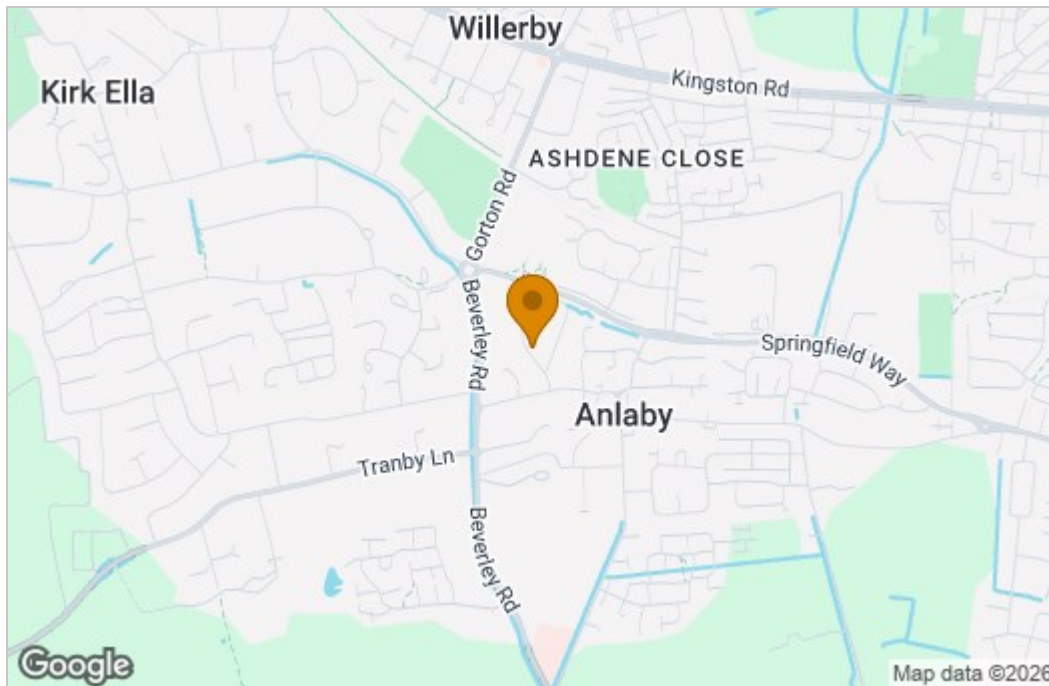


Second Floor
Floor area 14.7 sq.m. (158 sq.ft.)

Total floor area: 123.9 sq.m. (1,334 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.