

Whitakers

Estate Agents



638 Anlaby Road, Hull, HU3 6UU

£132,500

No Onward Chain!

This well presented three bed end terrace is offered to the market with no onward chain, boasting a programme of full refurbishment from top to bottom, now offered to the market as move into condition, ready to enjoy from day one.

The main features include - entrance, lounge, dining room, re-fitted kitchen and useful ground floor W.C. The first floor boasts three good bedrooms (master and bed two with built in storage) together with the well appointed newly fitted bathroom suite.

Externally to the front of the property is a walled low maintenance garden, the rear is also low maintenance by design, mainly laid to artificial turf and stone / gravel and off street parking accessed via the rear vehicular access.

If your looking for an affordable family home, ready to move straight into with no work needed then stop your search you have just found what you are looking for.

Early viewings are advised.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

Laminate flooring and radiator.

Lounge 12'2 x 11'3 (3.71m x 3.43m)



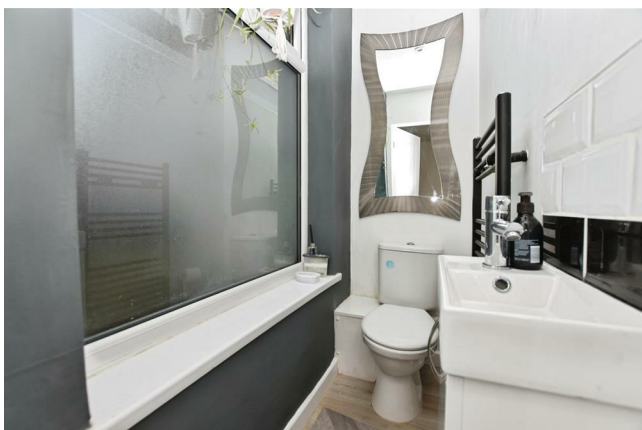
UPVC double glazed bay window, gas fire with wooden surround, laminate flooring and radiator.

Dining Room 14'7 x 9'0 narrows to 6'1 (4.45m x 2.74m narrows to 1.85m)



Understairs storage and laminate flooring.

WC



UPVC double glazed window, low flush WC, vanity sink unit and laminate flooring.

Breakfast Kitchen 11'10 x 8'6 (3.61m x 2.59m)



UPVC door leading to the rear, a range of base wall and drawer units with work tops above and splash back tiles. Breakfast bar, integrated fridge freezer, oven and hob, sink unit with mixer tap.

Landing

Bedroom One 10'6 x 7'2 (3.20m x 2.18m)



UPVC double glazed window, radiator and storage.

Bedroom Two 10'11 x 8'4 (3.33m x 2.54m)



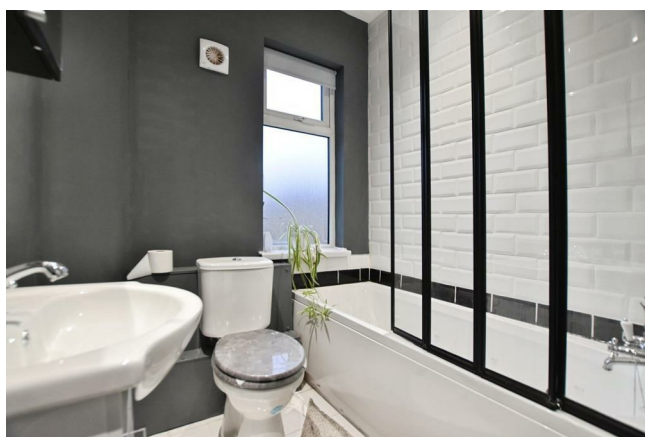
UPVC double glazed window, built in storage and radiator.

Bedroom Three 7'7 x 5'11 (2.31m x 1.80m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed, low flush WC, panelled bath, vanity sink, radiator, tiled floor and walls

Externally



Evening External



Tenure
Freehold.

Council Tax Band
Council Tax Band A.

EPC Rating
EPC rating D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 23 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.

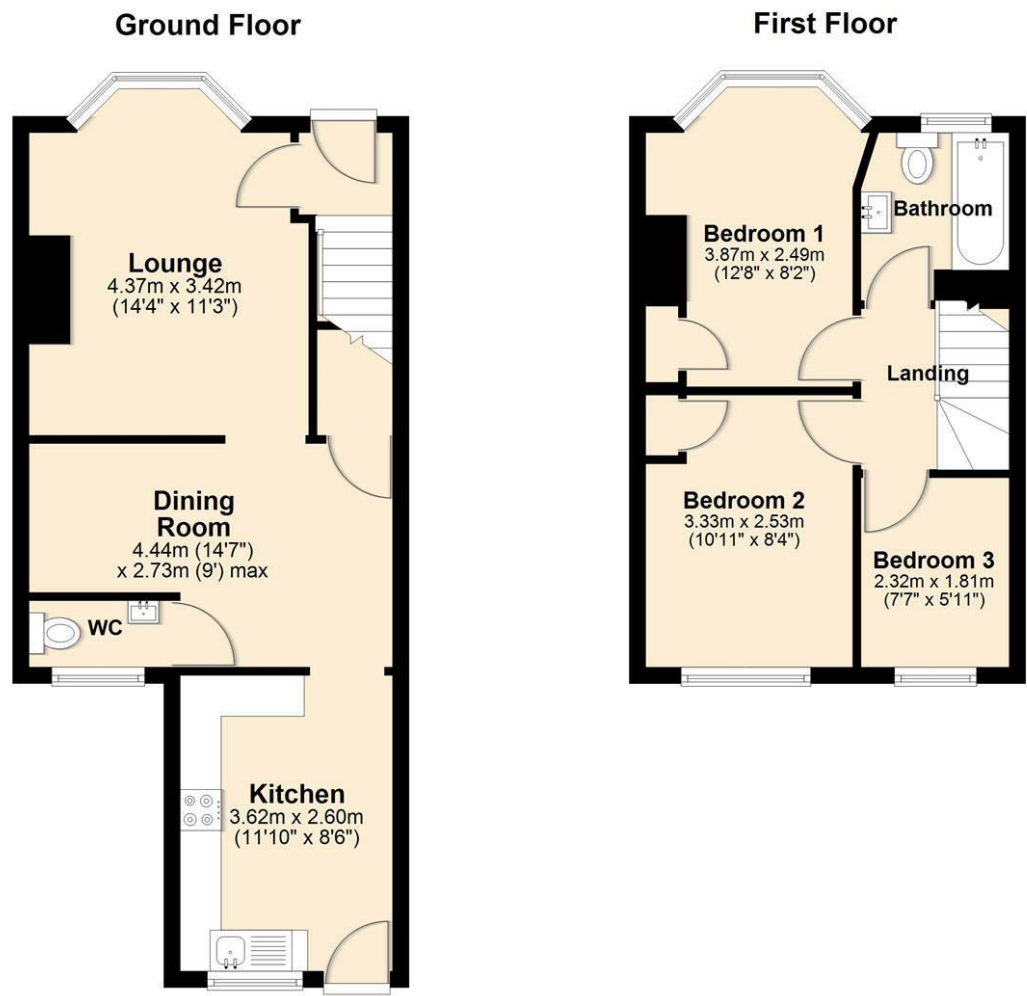
Agents Notes

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.

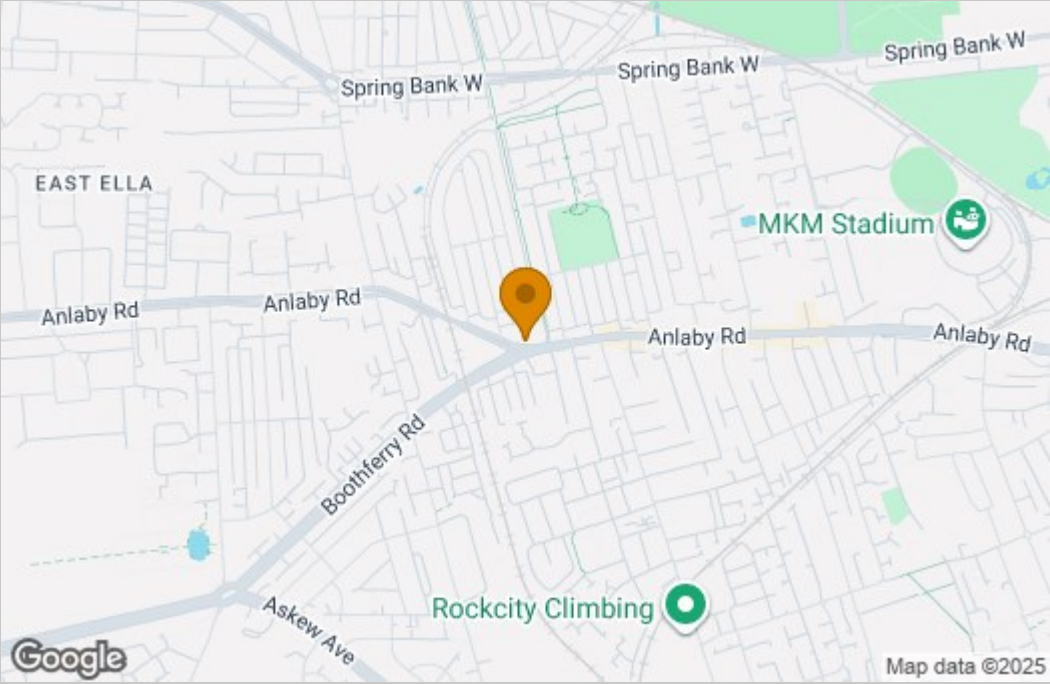
Free Market Appraisals / Valuations

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.

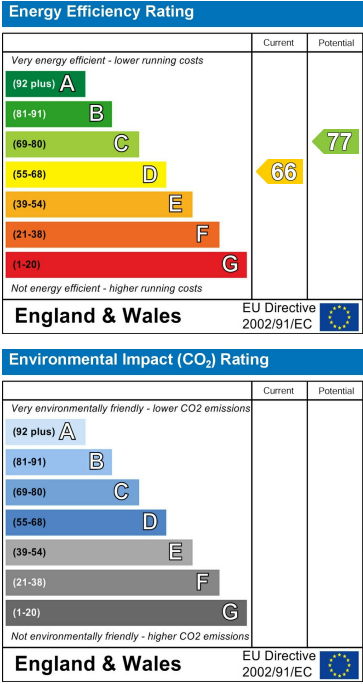
Floor Plan



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.