

# Whitakers

Estate Agents



**95 Manor Way, Hull, HU10 6TN**

**Offers Over £150,000**

Introducing this greatly extended traditional property which has been enhanced with modern features throughout to provide ample living space on this highly sought after location within the Anlaby village.

Briefly comprising entrance hall, lounge with log burner, utility area and fitted kitchen to the ground level.

The first floor boasts two double bedrooms and a bathroom furnished with a three-piece suite.

A fixed staircase ascends to the loft room which could be used for storage or additional living space.

Externally to the front aspect there is a lawned garden with fencing to the surround.

The enclosed rear garden is partly laid to lawn with patio seating areas and wooden decking.

The property benefits from a recently fitted boiler - April 2025 - with a 5 year warranty.

Early viewing is recommended to avoid disappointment.



The accommodation comprises

#### Front external



Externally to the front aspect there is a lawned garden with fencing to the surround.

#### Entrance hall

Composite entrance door, UPVC double glazed window, central heating radiator, two under stairs storage cupboards and laminate flooring.

Lounge 19'3" x 10'7" (5.88m x 3.25m)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, log burner with oak mantle and laminate flooring.

#### Utility area



UPVC double glazed window, laminate flooring and fitted with a contemporary worktop and plumbing for an automatic washing machine.

Kitchen 11'3" x 9'9" (3.43m x 2.99m )



Two UPVC double glazed doors, UPVC double glazed windows, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and provision for a gas cooker with extractor hood above.

#### First floor

##### First floor landing

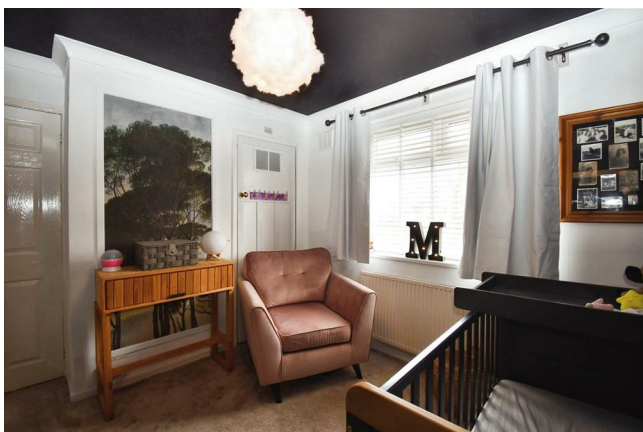
With fixed staircase to the loft room, UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom one 8'10" x 10'8" (2.70m x 3.27m )



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

Bedroom two 10'2" x 10'7" (3.11m x 3.25m )



UPVC double glazed window, central heating radiator, built-in storage cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, mostly tiled to splashback areas with tile effect laminate flooring and furnished with a three-piece suite comprising P-shaped panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap and storage cupboard above and low flush W.C.

Second floor

Loft room 8'7" x 17'4" (2.63m x 5.30m )



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

Rear external



The enclosed rear garden is partly laid to lawn with patio seating areas and wooden decking.

Tenure

The property is held under Freehold tenureship.

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL140095000

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9 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.

#### Whitakers Estate Agent Declaration

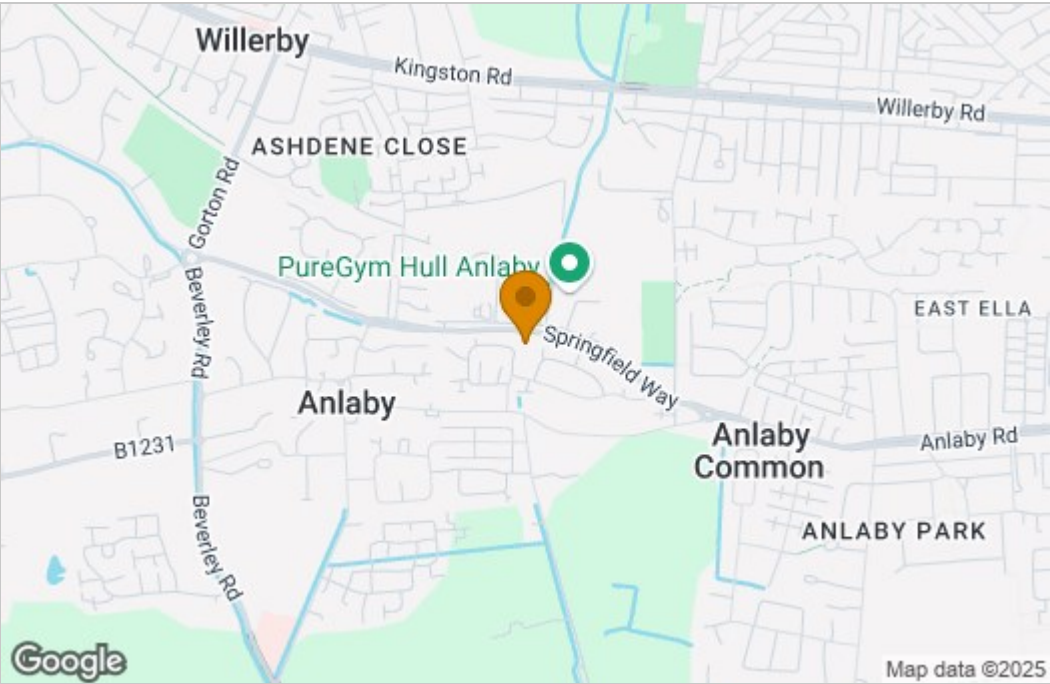
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Floor Plan

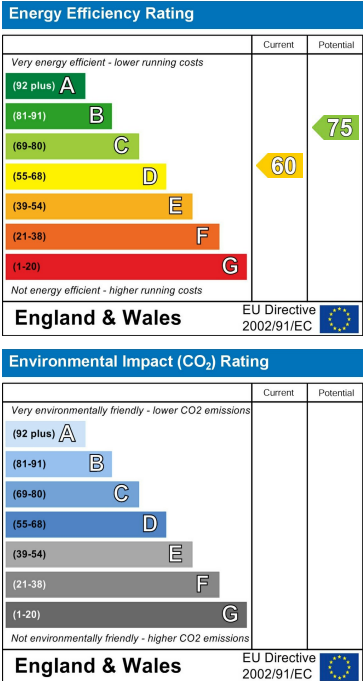


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.