Whitakers
Estate Agents

2 Bailey Street, Anlaby, HU10 7EZ

£360,000

Whitakers Estate Agents are pleased to introduce this immaculate four bedroom detached house which provides well proportioned accommodation and is exceptionally well presented throughout.

To the ground floor there is a modern dining kitchen with integrated appliances, access to the rear garden, a lounge to the front of the property along with an office and convenient storage space. The property also benefits from a downstairs W.C and a utility room.

To the first floor is the master bedroom, en-suite along with a private dressing area and three further double bedrooms and a family bathroom with a four piece suite.

At the front of the property there is a double width driveway and gravelled garden. A side pathway leads to the rear of the property where there is a generous sized garden with patio area's and fencing to the perimeter.

A viewing is highly recommended to appreciate the accommodation on offer.

Front External

The Accommodation Comprises

Entrance Hall
Double glazed Upvc double glazed entrance door, gas central heating radiator, cloaks cupboard and a staircase leading to the first floor landing.

WC

Gas central heating radiator, extractor fan, fitted with a low flush WC and wash basin.

Lounge 17'10" x 10'5" (5.44m x 3.17m)

Upvc double glazed bay window and a gas central heating radiator.

Kitchen/Dining Room 15'9" x 19'10" (4.80m x 6.04m)

Large Upvc double glazed bay window including double doors leading to the gardens, additional Upvc double glazed window, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops, up stands and tiled splash backs, inset stainless steel sink unit, integrated appliances include an automatic dishwasher, upright fridge freezer, six ring gas hob with a cooker hood over, and an eye level oven.

Utility Area 7'5" x 5'9" (2.26m x 1.74m)

Upvc double glazed rear entrance door, gas central heating radiator, fitted base units with fitted worktops and an enclosed gas central heating boiler, plumbing for an automatic washing machine.

Office 11'7" x 8'4" (3.54m x 2.54m)
Upvc double glazed window, electric radiator and a separate storage space.

Landing
Access to the loft space and a storage cupboard housing the hot water cylinder. Leads to:

Bedroom 1 12'7" x 10'4" (3.83m x 3.14m)

Upvc double glazed window and a gas central heating radiator, sliding door leading to the dressing area.

En-suite

Upvc double glazed window and a towel rail central heating radiator. Fitted with a shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Dressing Area 6'0" x 6'3" (1.82m x 1.90m)
Upvc double glazed window, sliding door and ample shelving and hanging space.

Bedroom 2 13'7" x 8'10" (4.15m x 2.70m)

Upvc double glazed window to the rear aspect and a gas central heating radiator.

Bedroom 3 13'3" x 10'3" (4.05m x 3.12m)

Upvc double glazed window to the front aspect and a gas central heating radiator.

Bedroom 4 11'9" x 10'3" (3.58m x 3.12m)

Upvc double glazed window to the front aspect and a gas central heating radiator.

Bathroom

Upvc double glazed window to the front aspect and a towel rail central heating radiator. Fitted with a panelled bath, shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

External

The property is located close to the children's play area. At the front of the property there is a

double width driveway and gravelled garden. A side pathway leads to the rear of the property where there is a generous sized garden with patio areas and fencing to the perimeter.

Tenure
The property is held under Freehold tenureship.

EPC Rating
EPC rating - B

Council Tax Band
Council Tax band - E
East Riding Of Yorkshire

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.

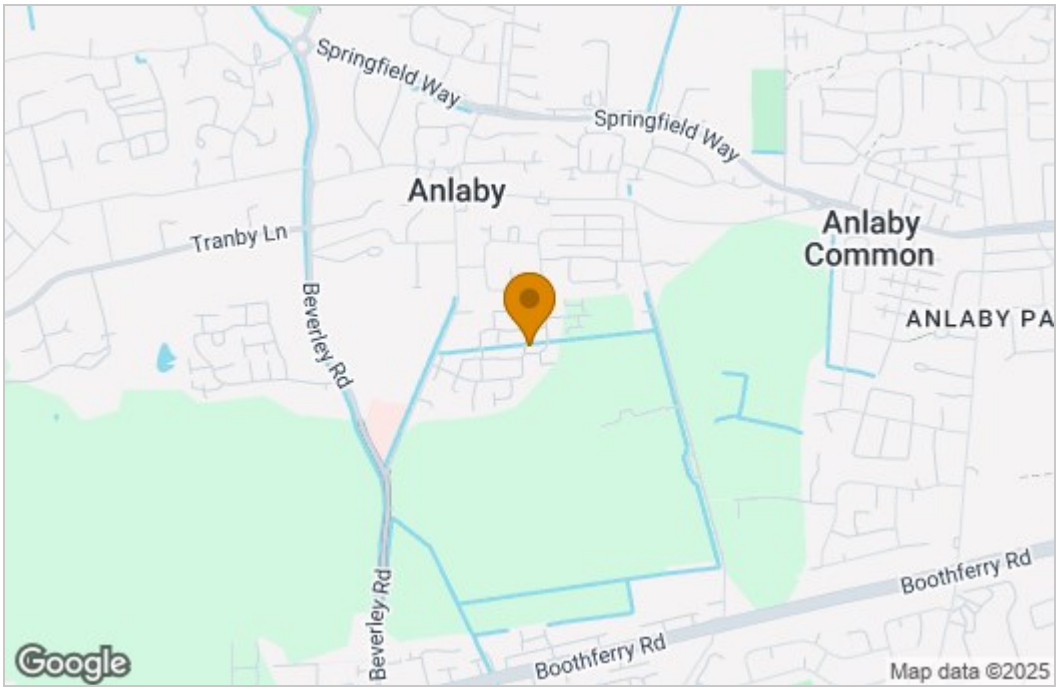
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE, Vodafone, Three and O2
Broadband - Ultra fast 1000 mbps
Coastal Erosion - No
Coalfield or Mining Area - No

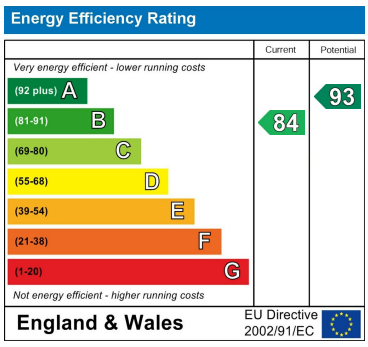
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

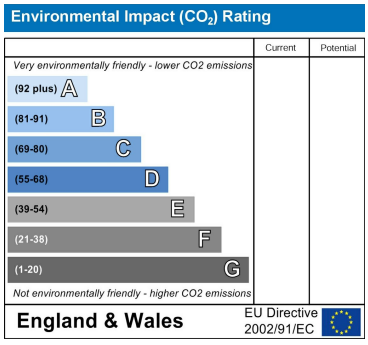
Floor Plan

Area Map



Energy Efficiency Graph





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