

Whitakers

Estate Agents



39 Petfield Drive

Lowfield Road, Anlaby, HU10 7ES

£214,950



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Entrance hall

Double glazed entrance door, gas central heating radiator and laminate flooring.

Cloakroom

Gas central heating radiator, low flush WC, wash basin, laminate flooring and an extractor fan.

Lounge

14'4" x 12'2" maximum (4.37 x 3.71 maximum)

Upvc double glazed window, gas central heating radiator, laminate flooring and staircase leading to the landing off.

Dining kitchen

14'11" x 8'11" maximum (4.56 x 2.72 maximum)

Upvc double glazed window and double doors leading to the gardens, central heating radiator, fitted with a range of base wall and drawer units, fitted work surfaces and tiled splash backs, enamel single drainer sink unit with a mixer tap, plumbed for an automatic washing machine, also with a cooker hood over, built in gas central heating boiler and laminate flooring.

Landing

Gas central heating radiator and access to the roof void.

Bedroom 1

12'2" x 8'1" (3.71 x 2.47)

Gas central heating radiator, Upvc double glazed window, large double wardrobe and laminate flooring.

Bedroom 2

11'2" x 8'1" (3.41 x 2.47)

Gas central heating radiator, Upvc double glazed window and laminate flooring.

Bedroom 3

9'2" x 6'9" (2.80 x 2.06)

Gas central heating radiator, Upvc double glazed window and laminate flooring.

Bathroom

Upvc double glazed window, central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, extractor fan and laminate flooring, and a large storage cupboard.

Gardens

At the front of the property there is allocated parking, a side pathway leads to the rear garden which is lawned and paved with fencing to the surround.

Parking

There are two allocated parking spaces to the front of the 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.

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.

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.

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.



Road Map



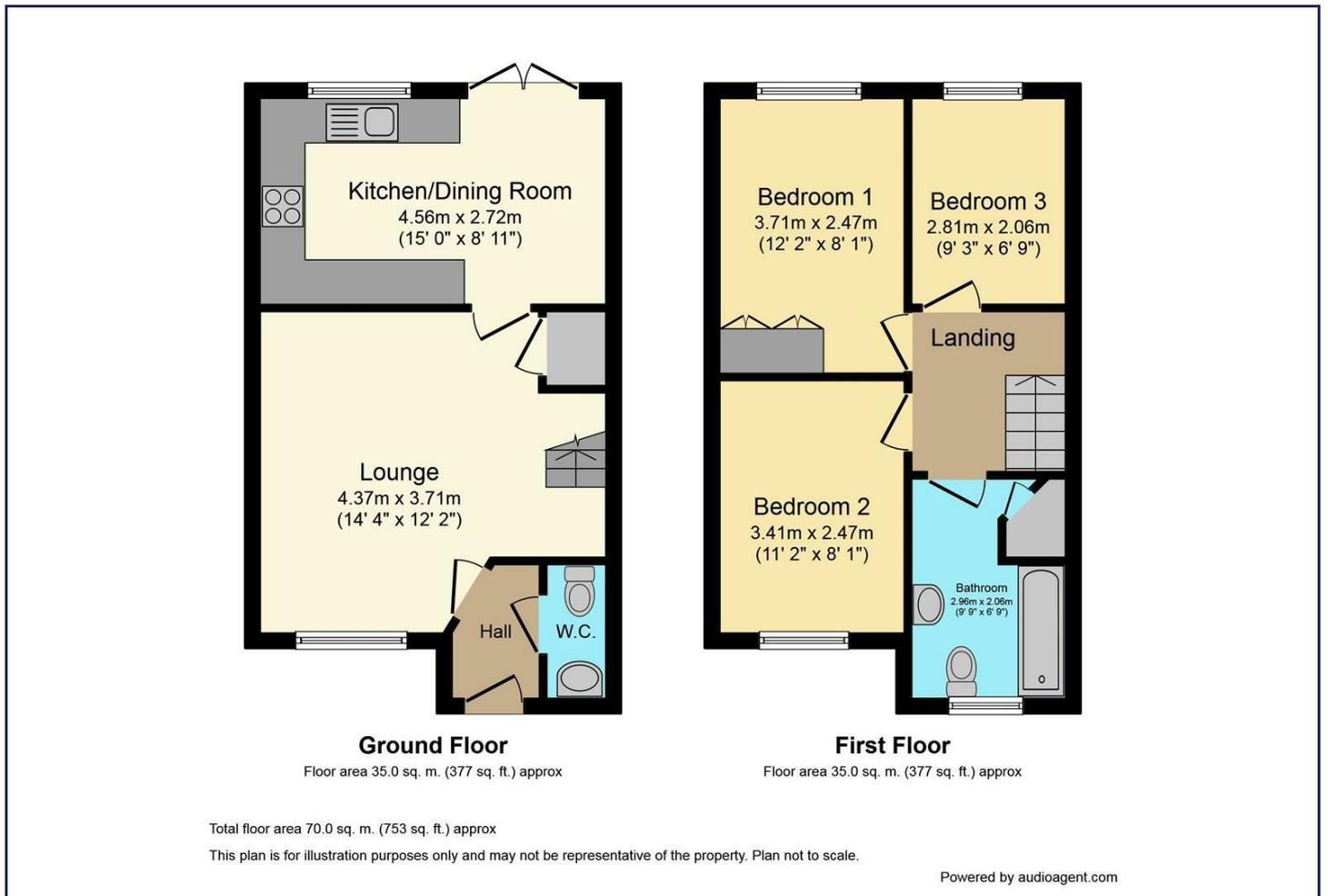
Hybrid Map



Terrain Map



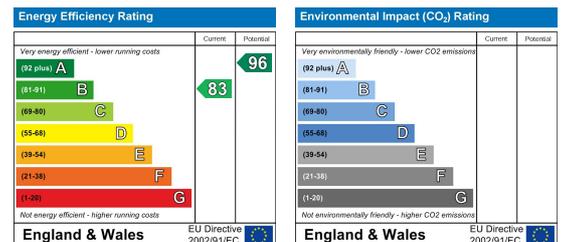
Floor Plan



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



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.