Whitakers
Estate Agents

# 2 Bailey Street, Anlaby, HU10 7EZ

## £347,500

Whitakers Estate Agents are pleased to present this modern four-bedroom detached property, ideally situated within close proximity to the heart of the Anlaby village and its range of transport links and local amenities.

Externally to the front aspect, there is a gravelled garden with a double- width driveway that can accommodate off-street parking for two vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates an under stairs solution and a cloakroom, and follows to a bay fronted lounge, and fitted kitchen / dining room with adjoining utility area. The office space was formally the integral garage, and could be easily converted back should a new owner wish to do so.

A fixed staircase ascends to the first floor, which boasts double bedrooms and an elegantly appointed family bathroom featuring a four-piece suite. The principal bedroom further benefits from an en-suite shower room, and a bespoke walk-in wardrobe.

French doors from the dining area open onto a generous rear garden that enjoys direct sunlight throughout the day, and is predominantly laid to lawn, fully enclosed by boundary fencing. The space is further enhanced by patio seating areas and attractive, well-established planting borders.

Taken together, the residence would suit a growing family seeking offering well-proportioned accommodation that thoughtfully incorporates useful storage, and is exceptionally presented throughout. As such, viewing at the earliest convenience is recommended to avoid disappointment.

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.

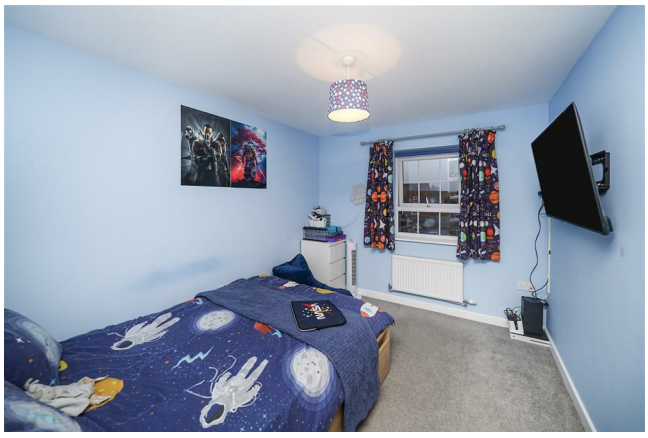
Bedroom 2 13'7" x 8'10" (4.15m x 2.70m)

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

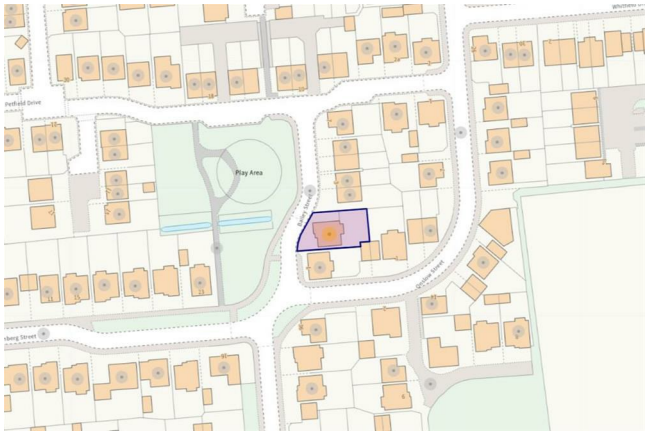
Upvc double glazed window to the front aspect and a towel rail central heating radiator. Fitted with a panelled bath, shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

## 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.

## Aerial vew of the property

## Land boundary



## 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

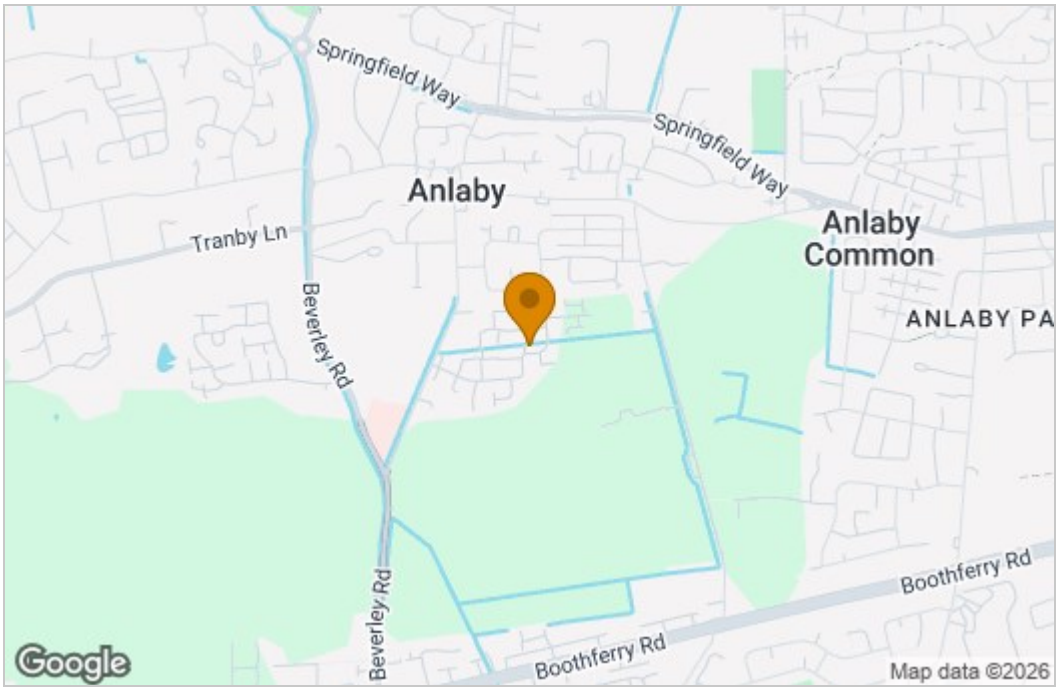
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE, Vodafone, Three and O2
Broadband - Ultra fast 1000 mbps
Coastal Erosion - No
Coalfield or Mining Area - No

## Whitakers Estate Agent Declaration

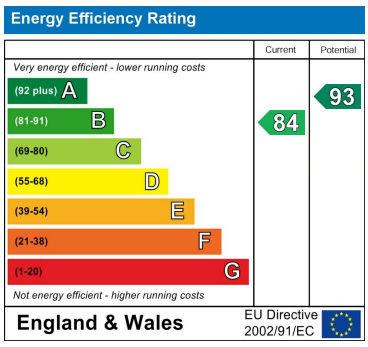
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

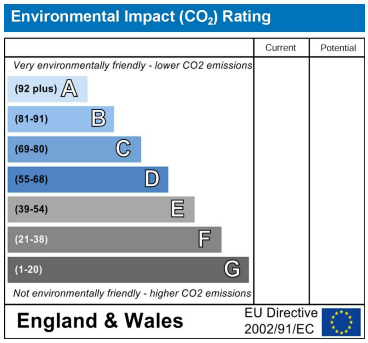
## Floor Plan

## Area Map




## Energy Efficiency Graph

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