

Whitakers

Estate Agents



51 Petfield Drive

Anlaby, Hull, HU10 7ES

£250,000



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Description

This immaculate three bedroom semi-detached property is situated in the heart of the Anlaby village, a highly sought after location renowned for excellent transport connecting residents to local amenities and leisure facilities whilst also falling into the catchment area of prestigious local schooling. As such the accommodation on offer is ideal for the growing family wanting to purchase a home which is in move-straight-into condition.

Briefly comprising entrance hall, cloakroom, spacious lounge and fitted kitchen to the ground floor, there are two good sized bedroom and family bathroom suite to the first floor. There is a master bedroom benefitting from its own en-suite shower room to the second floor.

Externally to the front of the property there is a well stoked garden with a side driveway which accommodate off street parking for multiple cars and an electric car charging point. To the rear, there is a garden which is partly laid to lawn and enjoys a patio and wooden decked seating area. The rear garden is enclosed to the boundary with perimeter fencing.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

Cloakroom

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

Lounge

16'4" x 13'3" maximum (5.00m x 4.06m maximum)
Upvc double glazed windows leading to the gardens, additional side window, gas central heating radiator, laminate flooring and a large storage cupboard.

Kitchen

12'10" x 6'2" maximum (3.92m x 1.90m maximum)
Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit with a mixer tap, integrated appliances include a washing machine, dish washer and a fridge freezer, split level oven and hob with a cooker hood over, concealed gas central heating boiler.

First Floor

Landing

Gas central heating radiator and staircase to the landing off.

Bedroom Two

13'4" x 9'8" maximum (4.08m x 2.96m maximum)
Two Upvc double glazed windows to the rear aspect, gas central heating radiator and a door leading to the bathroom.

Bedroom Three

13'3" x 11'1" (4.05m x 3.40m)
Two Upvc double glazed windows on the front aspect and a gas central heating radiator.

Bathroom

Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, tiled splash backs and access to Bedroom 2 or the landlord.

Landing

Gas central heating radiator. Leads to:

Tel: 01482 657657

Master Bedroom

28'4" x 13'4" maximum (8.64m x 4.06m maximum)

Upvc double glazed window to the front elevation and a Velux type window to the rear, two gas central heating radiators, storage cupboard and access to the loft space which is partially boarded.

En-Suite Shower Room

Gardens

To the front of the property there is a well stocked garden. A side driveway provides off street parking with an electric car charging point. At the rear of the property there is an enclosed garden with perimeter fencing.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Local Authority - East Riding Of Yorkshire
Council tax Band - D

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

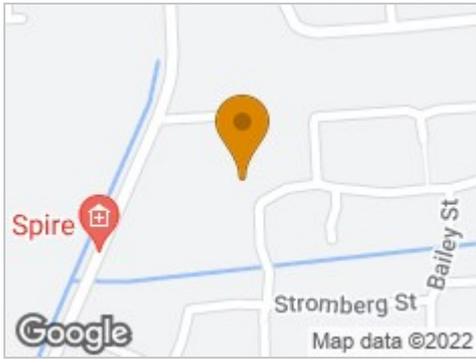
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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.



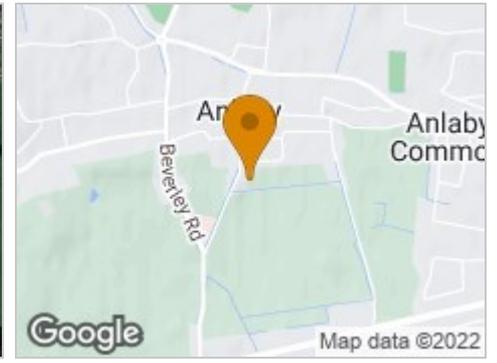
Road Map



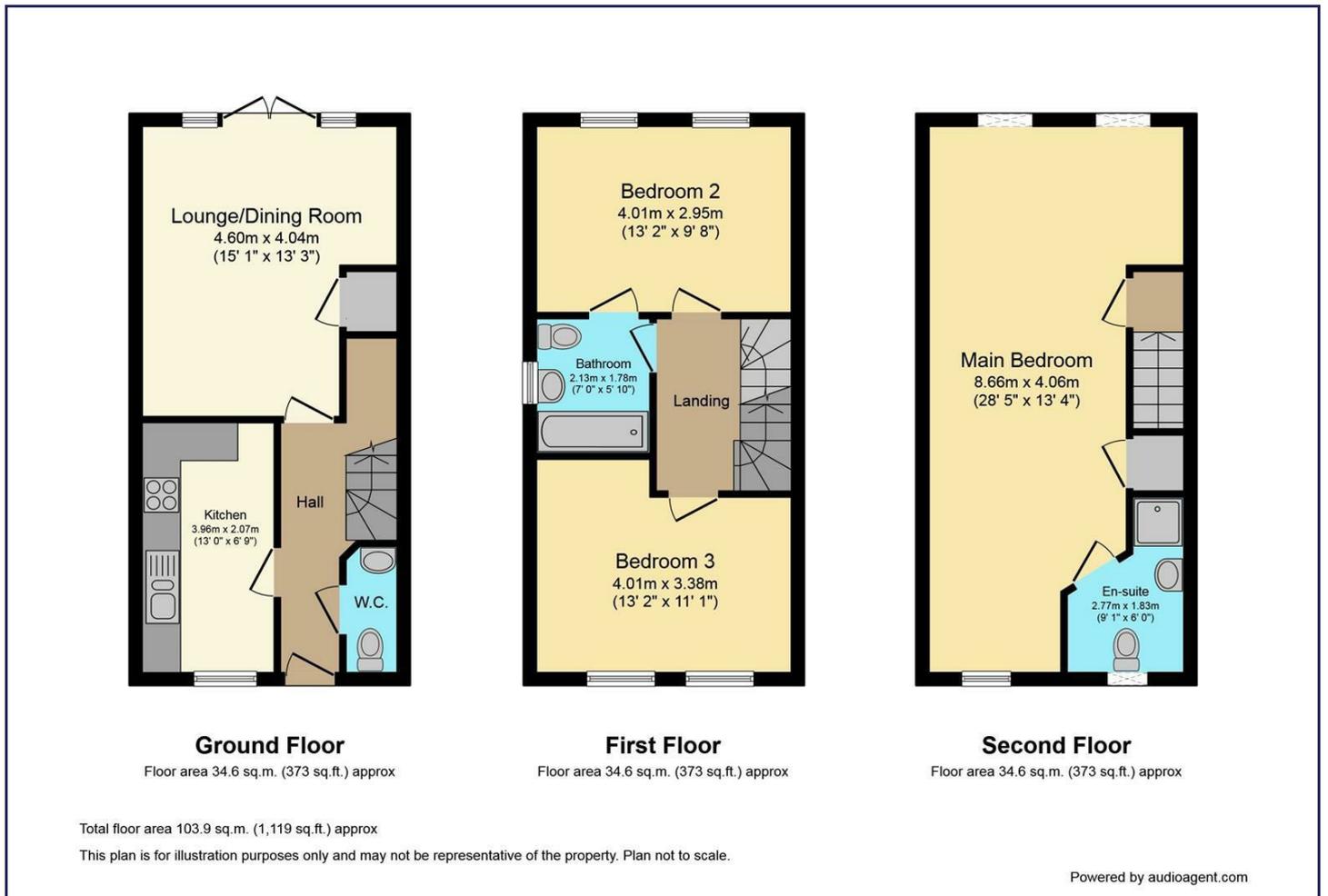
Hybrid Map



Terrain Map



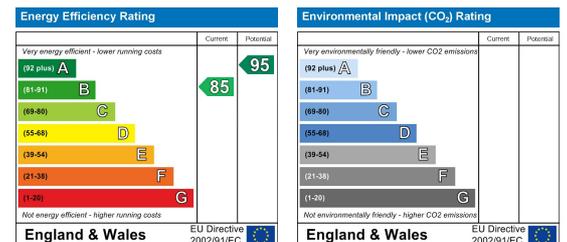
Floor Plan



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.