

Whitakers

Estate Agents



95 Petfield Drive, Hull, HU10 7ES

£195,000

This neat and tidy three bed semi detached property is situated on the ever popular Aspect development in Anlaby, well placed to access the amenities the village has to offer, and boasts easy access to great local schools, making this an obvious choice for families.

The main features include - entrance, front lounge, open plan fitted kitchen / diner and useful ground floor W.C. The first floor boasts three good bedrooms along with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden designed for off street parking for two cars, the rear garden is enclosed to the boundary, mainly laid to lawn.

Anlaby village enjoys a wide range of local shops / pubs / cafe's, good schooling and easy transport links, meaning this property really ticks all the boxes, early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door, central heating radiator and laminate flooring. Leading to:

W.C.

Central heating radiator, TLV flooring and fitted with a two-piece suite comprising pedestal sink and low flush W.C.

Lounge 14'3" x 12'2" (4.35 x 3.72)



UPVC double glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen / Diner 8'9" x 14'8" (2.67 x 4.49)



UPVC double glazed French doors, UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of white floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and side drainer, integrated double oven, hob with extractor hood above and plumbed for an automatic washing machine.

First Floor

Landing

With access to the loft hatch, central heating radiator and carpeted flooring. Leading to:

Bedroom One 12'0" x 8'0" (3.67 x 2.46)



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

Bedroom Two 11'1" x 8'0" (3.38 x 2.44)



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

Bedroom Three 8'11" x 6'7" (2.74 x 2.01)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback tiled and fitted with a three-piece suite comprising panelled bath, pedestal sink and low flush W.C.

External



Externally to the front of the property is a low maintenance garden designed for off street parking for two cars, the rear garden is enclosed to the boundary, mainly laid to lawn.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL312095000

Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - ADSL Under 24Mbps / Superfast 24-100Mbps / Ultrafast 100-999Mbps / Gigabit

1000Mbps

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.

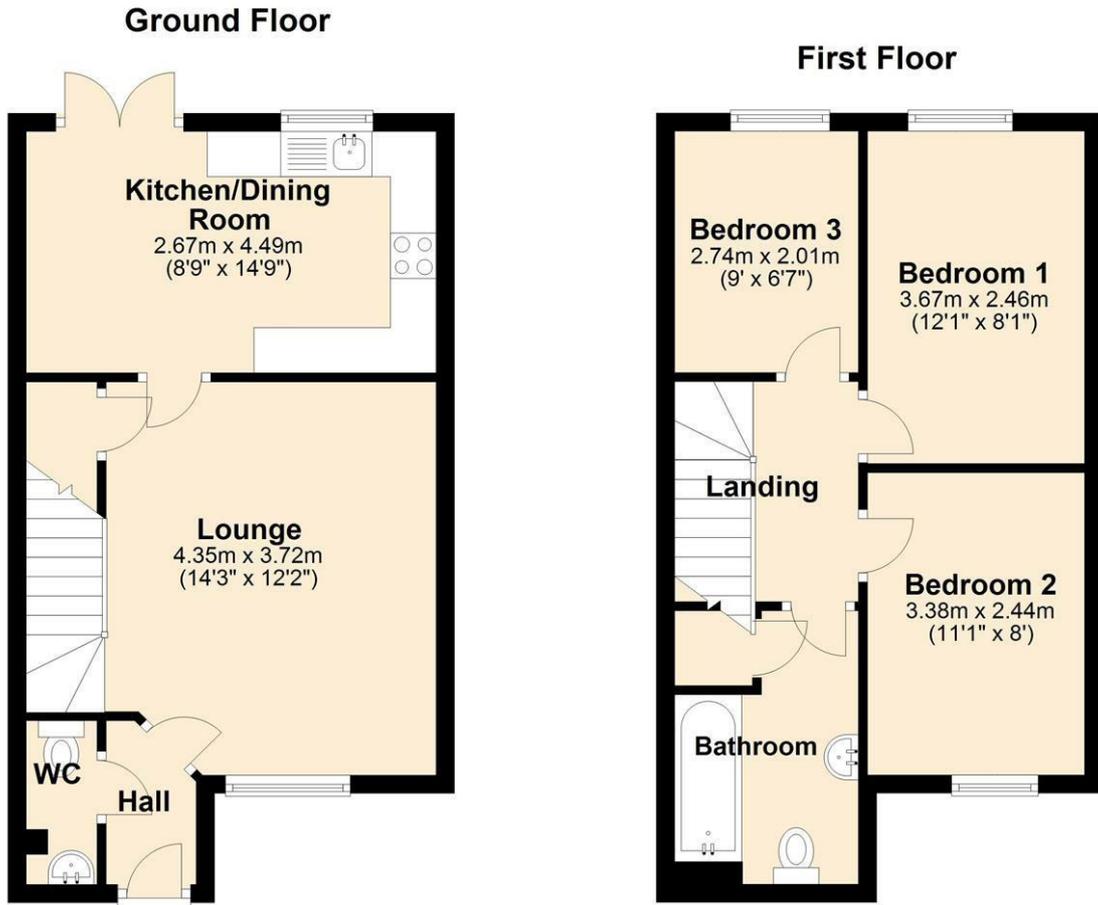
Free Market Appraisals / Valuations

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

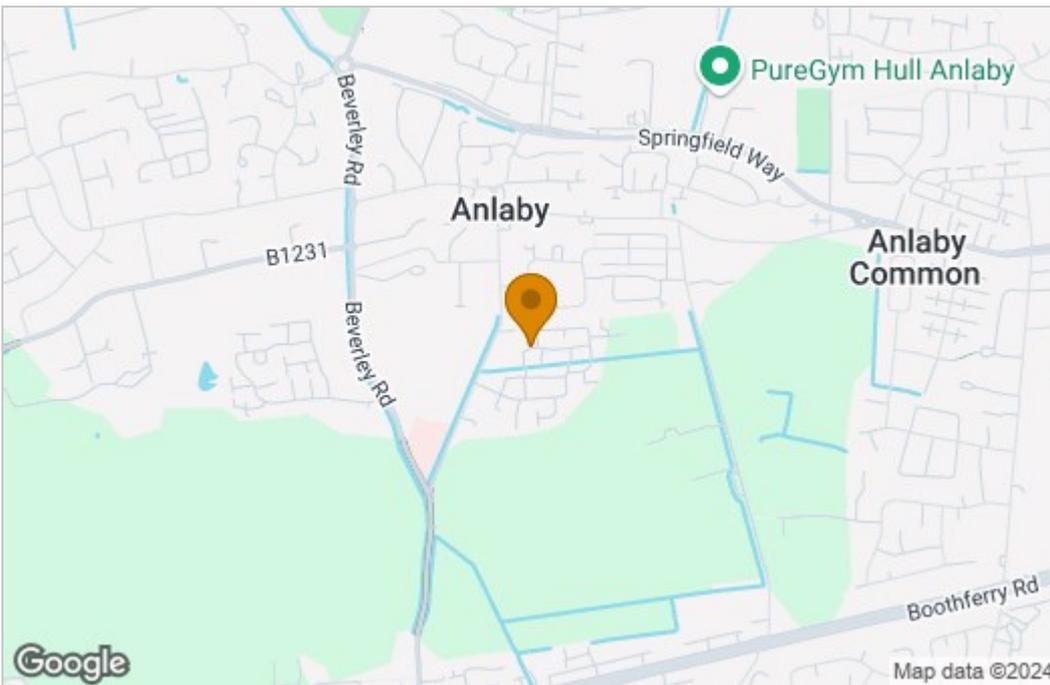
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Floor Plan

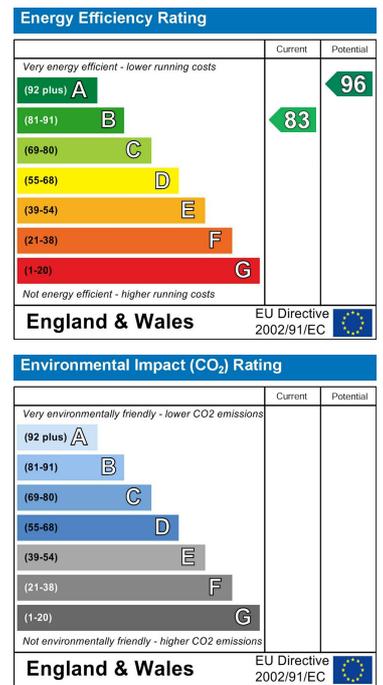


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.