

Whitakers

Estate Agents



19 Raywell Close

, Anlaby, HU10 6QE

£159,950

 3  1  2  C



19 Raywell Close

, Anlaby, HU10 6QE

£159,950



Description

No Onward Chain!

This well presented three bed end house has been the subject of improvement over the years, much altered and enhanced from its original design, perfect for the growing family looking to be in this much sought-after location in Anlaby.

The main features include - entrance, front lounge, full width open plan fitted kitchen / diner with large conservatory off and downstairs W.C. The first floor boasts three good sized bedrooms (bed two with built in storage cupboards) together with the well-appointed family bathroom suite and the fixed staircase to the boarded loft space with Velux window.

The real showstopper however is the wrap around garden, which is mainly laid to lawn with low maintenance paved and gravel seating area's and two brick built outbuildings.

This property really does tick all the boxes for the growing family, early viewings advised.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door, central heating radiator, under stairs storage and laminate flooring.

W.C.

Fitted with a two piece suite comprising sink with mixer tap and grey splash back tiles above and low flush W.C.

Lounge

13'3" x 11'8" (4.06m x 3.58m)

Upvc double glazed window to the front elevation, with focal point, central heating radiator and laminate flooring.

Kitchen / Dining Room

20'4" x 8'7" (6.20m x 2.64m)

Upvc double glazed door leading to the rear external, two Upvc double glazed windows to the rear elevation, central heating radiator and fitted with a range of contemporary grey high gloss floor and eye level units, work top with splashback tiles above, sink with mixer tap and oven with hob and hood over.

Conservatory

10'7" x 9'8" (3.25m x 2.95m)

Upvc double glazed patio doors leading to the rear external, Upvc double glazed windows, central heating radiator and laminate flooring.

First Floor

Landing

Over stairs storage and fixed stairway to the loft room. Leading to:

Bedroom One

10'5" x 8'7" (3.18m x 2.64m)

Upvc double glazed window to the rear elevation, central heating radiator and two built in storage cupboards.

Bedroom Two

11'8" x 11'8" (3.58m x 3.56m)

Upvc double glazed window to the front elevation and central heating radiator.

Bedroom Three

8'9" x 8'9" (2.67m x 2.67m)

Upvc double glazed window to the front elevation and central heating radiator.

Bathroom

7'6" x 5'2" (2.29m x 1.60m)

Two Upvc double glazed windows to the rear elevation, central heating radiator, fully tiled walls and fitted with a three piece suite comprising panelled bath with mixer taps

and shower, pedestal sink with mixer taps and low flush W.C.

Second Floor

Loft Room

19'1" x 9'3" (5.84m x 2.84m)

Velux window, central heating radiator and storage in the eaves.

External

Externally there is a large wrap around garden, which is mainly laid to lawn with low maintenance paved and gravel seating area's and two brick built outbuildings.

Council Tax Band

Council Tax Band - B

Local Authority - East Riding Of Yorkshire

Tenure

The property is held under Freehold tenureship.

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.



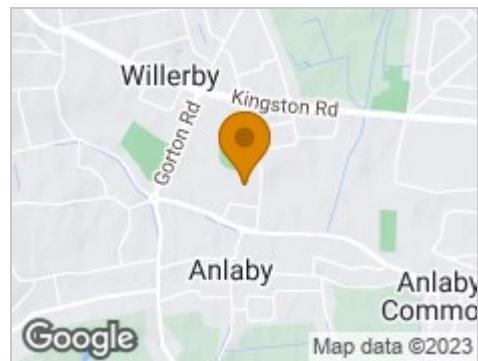
Road Map



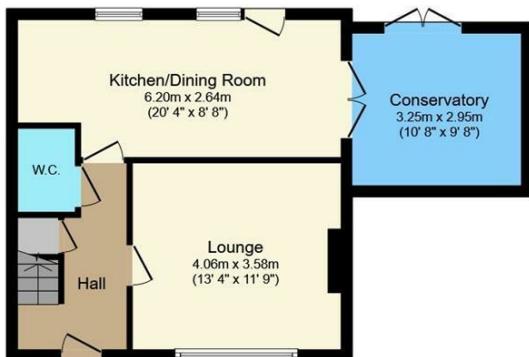
Hybrid Map



Terrain Map



Floor Plan



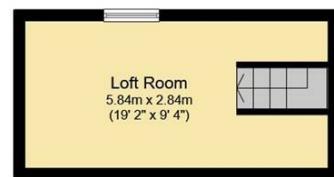
Ground Floor

Floor area 49.3 sq.m. (530 sq.ft.) approx



First Floor

Floor area 39.1 sq.m. (421 sq.ft.) approx



Second Floor

Floor area 16.4 sq.m. (177 sq.ft.) approx

Total floor area 104.8 sq.m. (1,128 sq.ft.) approx

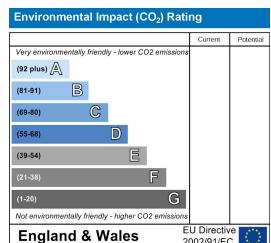
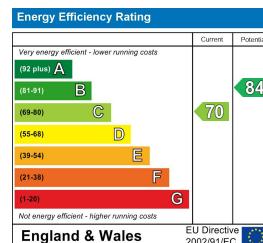
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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