Whitakers
Estate Agents









19 Cape Drive, Anlaby, HU10 7FP

£425,000

Whitakers Estate Agents are pleased to introduce this modern four-bedroom detached family home, constructed by renowned developer Bellway Homes and forming part of the highly regarded Tranby Park development. Occupying a desirable position within the ever-popular village of Anlaby, the property has been enhanced by a host of upgrades from the original Bellway specification and enjoys close proximity to Haltemprice Sports Centre, Springfield Way Retail Park, highly regarded schooling and excellent transport links.

Externally to the front aspect, the property overlooks a communal green and play park. A private lawned garden with decorative planting complements the frontage, while a paved driveway provides off-street parking and leads to the integral garage.

Upon entry, the resident is greeted by a welcoming entrance hall featuring a cloakroom and useful fitted storage. The accommodation continues with a spacious living room centred around a feature fireplace, together with an impressive open-plan living dining kitchen offering a range of integrated appliances and benefiting from an adjoining utility room.

A fixed staircase rises to the first-floor landing, which benefits from built-in storage and provides access to the boarded loft space. The first floor boasts two double bedrooms, each with an en-suite shower room, together with two further bedrooms, all of which are served by a bathroom furnished with a three-piece suite.

The accommodation comprises

Front external



Externally to the front aspect, the property overlooks a communal green and children's play park. A private lawned garden with decorative planting complements the frontage, while a paved driveway provides off-street parking and leads to the integral garage.

Ground floor

Hallway



Composite double glazed door with side window, central heating radiator, under stairs storage cupboard, and LVT flooring. Leading to :

Cloakroom

Central heating radiator, and partly tiled with LVT flooring. Furnished with two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Living room 15'2" x 11'5" (4.64 x 3.48)



UPVC double glazed window, central heating radiator, feature fireplace with oak mantle, and carpeted flooring.

Living dining kitchen 10'8" x 27'3" (3.26 x 8.32)





Kitchen area



UPVC double glazed window, and LVT flooring. Fitted with a range of floor and eye level units, worktop with breakfast bar and splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and dishwasher.

Living area



UPVC double glazed French doors with side windows, UPVC double glazed window, central heating radiator, and LVT flooring.

Utility room

Central heating radiator, and LVT flooring. Fitted with eye level units, worktop with splashback upstand above, and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 17'3" x 11'5" (5.27 x 3.50)





UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

Bedroom one en-suite



Central heating radiator, and partly tiled to splashback areas with tile effect laminate flooring. Furnished with a three-pieces suite comprising walk-in enclosure with mixer shower and waterfall feature, wash basin with mixer tap, and low flush W.C.

Bedroom two 10'5" x 12'10" maximum (3.20 x 3.93 maximum)





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

Bedroom two en-suite



Central heating radiator, and partly tiled to splashback areas with tile effect laminate flooring. Furnished with a three-pieces suite comprising walk-in enclosure with mixer shower and waterfall feature, wash basin with mixer tap, and low flush W.C.

Bedroom three 15'5" x 8'10" (4.70 x 2.70)

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

Bedroom four 13'1" x 7'6" (4.01 x 2.30)





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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, wash basin with mixer tap, and low flush W.C.

Rear external





French doors from the dining room open onto a patio overlooking the rear garden, which is mainly laid to lawn and framed by well-stocked borders. Beyond the boundary fencing, a gate provides direct access to adjoining flood defence land, guaranteeing a permanent open outlook whilst enhancing privacy and creating an exceptional sense of space rarely found with modern developments.

Garage

Accessed via an up-and-over door, and having connection to lighting / power. An EV charging point has been added to the external wall.

Additional features

The property also benefits from a wired Ring doorbell and security camera system, additional external plug sockets, a hot water tap and separate cold water tap to the side of the property, additional power sockets to the rear, external spotlights to the side of the property and within the rear garden, together with additional switch boards in the lounge and dining area

Communal green and children's playpark



Open aspect view of accessible flood defence land

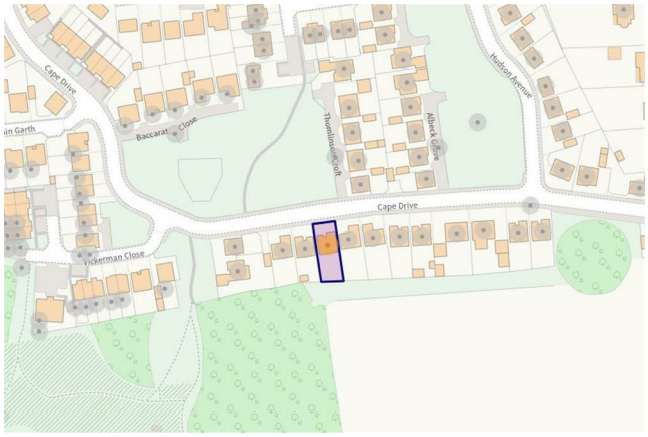


Aerial view of the property




The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL009019000
Council Tax band - E

EPC rating

EPC rating - B

Estate Fees

We understand that an annual management service for communal grounds and green spaces due end of July each year which is currently £158 per year payable annually for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

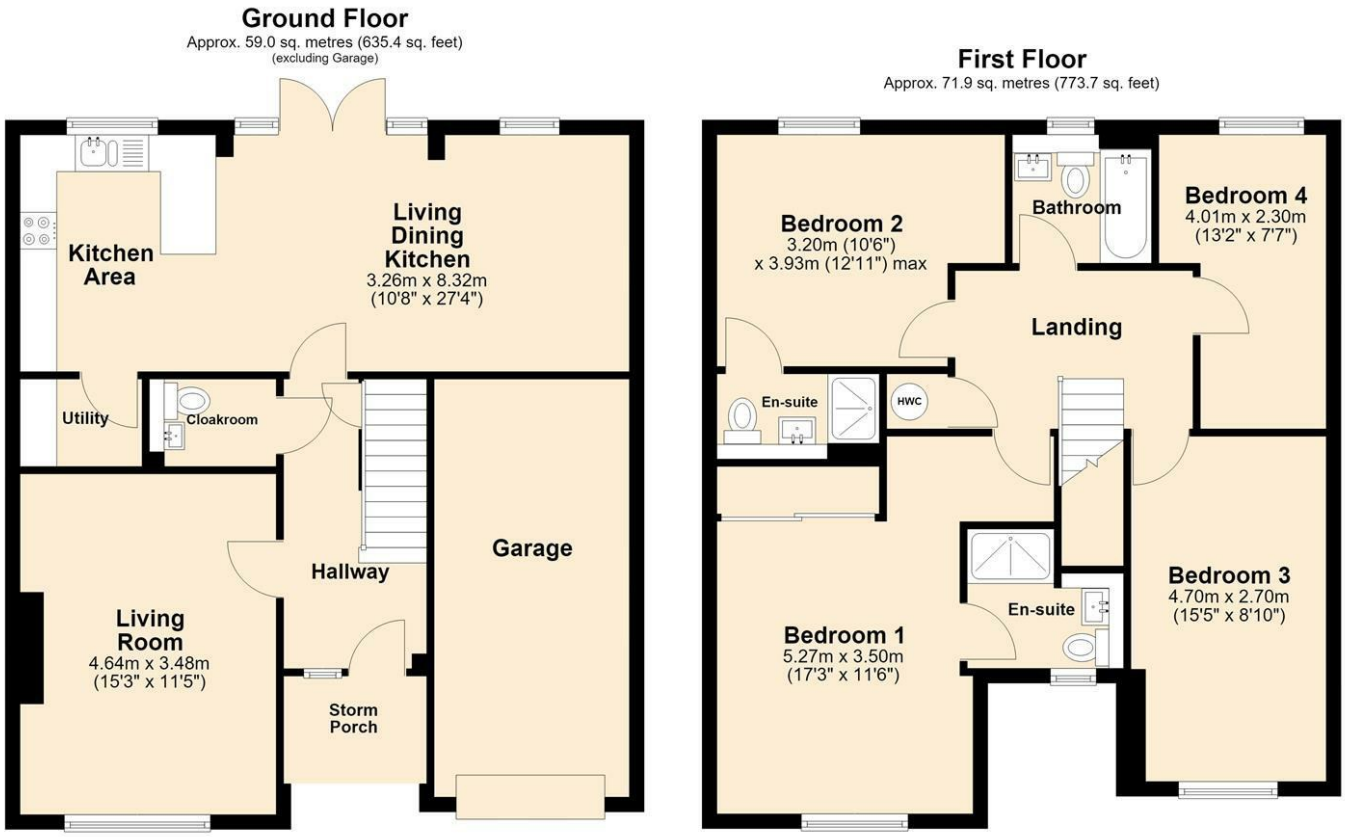
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any

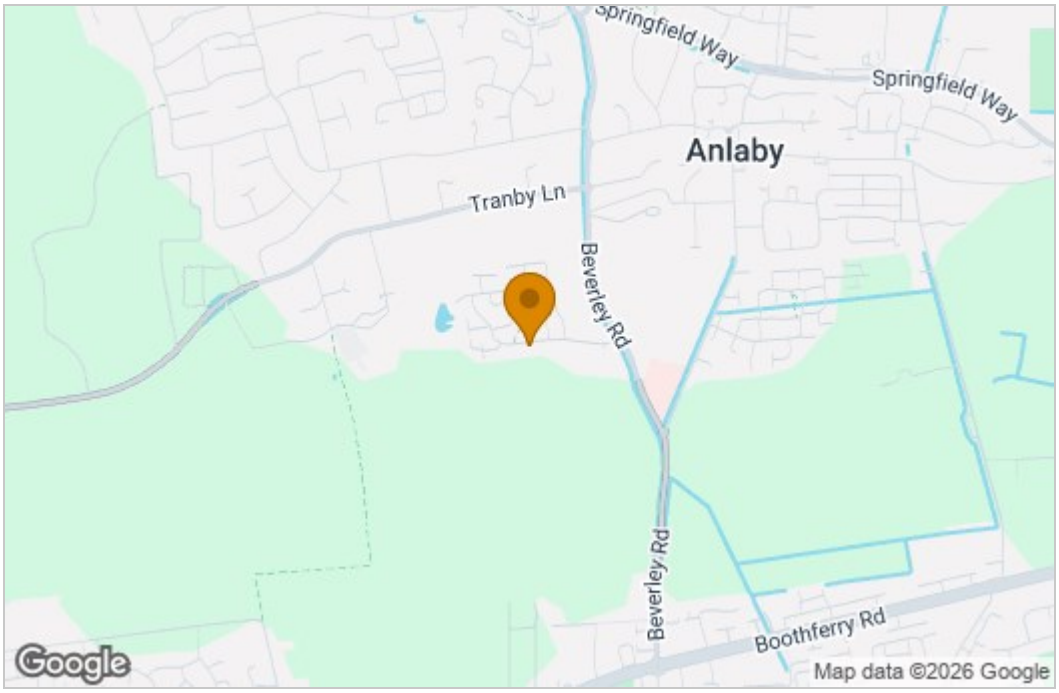
point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

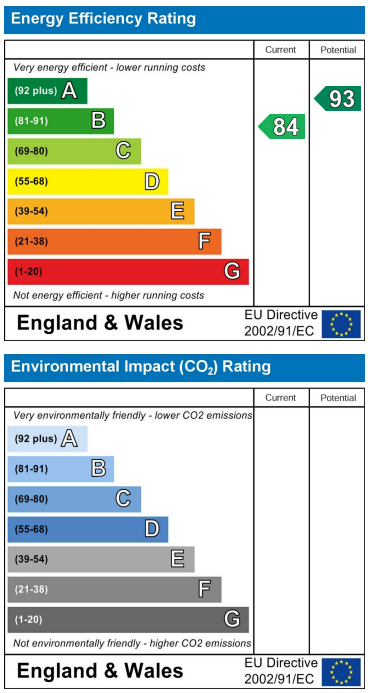


Total area: approx. 130.9 sq. metres (1409.1 sq. feet)

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

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk