

# Whitakers

Estate Agents



**24 Dawnay Drive, Hull, HU10 6TD**

**£130,000**

Middle terrace property situated in a sought after residential location within the Village of Anlaby, in close proximity to an abundance of local shopping and recreational facilities together with schooling and excellent transportation links.

The accommodation briefly comprises: entrance hall, lounge, and fitted kitchen to the ground floor with two double size bedrooms and a spacious bathroom to the first floor.

There is a low maintenance foregarden and an enclosed rear garden with two brick built outbuildings.

The property benefits from having Upvc double glazing and gas fired central heating.

Council Tax Band 'A'.



## The Accommodation Comprises

### Front External



### Ground Floor

#### Entrance Hall

An external Upvc entrance door with obscured and leaded double glazed panel inserts and obscured double glazed Upvc side lights to either side leads into the entrance hall. Having a highly polished wood effect finish to the floor, a central heating radiator and where a flight of stairs lead to the first floor accommodation.

#### Lounge 14'9" x 10'2" (4.52m x 3.11m)



The focal point of the room being the feature fireplace with wood surround, marble effect back and hearth with inset coal effect 'living flame' effect gas fire. There is a central heating radiator and a Upvc double glazed window to the front elevation.

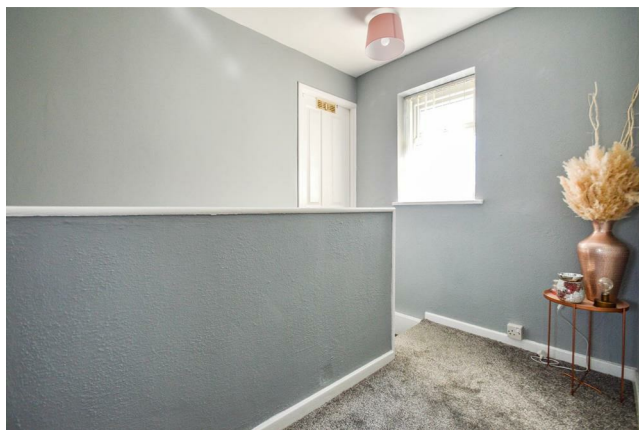
#### Kitchen 13'0" x 7'11" (3.97m x 2.42m)



Being fitted with a range of units in an oak wood effect finish comprising: wall mounted eye-level units, glazed fronted display cabinets, drawers and base units with a complementary fitted marble effect roll top worksurface over incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Belling' electric double oven, a four ring gas hob with an extractor canopy hood above, plumbing for an automatic washing machine, a central heating radiator, two Upvc double glazed windows and a Upvc entrance door with a double glazed panel insert to the rear elevation. There is a tiled splashback finish to the walls and a highly polished wood effect finish to the floor. Having a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit and a further built-in pantry cupboard which has space for a larger style fridge freezer.

### First Floor Accommodation

#### Landing



Having a loft hatch access to the ceiling, a Upvc double glazed window to the rear elevation, and a large walk-in storage cupboard which houses the 'Ideal Exclusive 2' boiler.

Bedroom One 14'9" (maximum) x 9'11" (4.51m (maximum) x 3.03m)



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

Bedroom Two 10'8" x 9'9" (3.27m x 2.98m)



Having a central heating radiator, a Upvc double glazed window to the front elevation and a built-in storage cupboard.

Bathroom 9'1" x 5'5" (2.79m x 1.66m)



Being fitted with a three piece suite in white comprising: tiled panelled bath with 'Bristan' electric shower over and glazed side screen, a pedestal wash basin and a low level W.C. suite with push flush. There is a chrome effect vertical ladder style radiator, two obscured double glazed

Upvc windows to the rear elevation, and a built-in airing cupboard with shelving. The walls and floor are fully tiled.

#### External



To the front of the property there is a low maintenance garden laid with decorative aggregates.

To the rear of the property there is an enclosed garden with paved patio seating areas and a lawned area with timber fencing to the boundaries. There are two separate brick built storage outbuildings one of which has power and lighting and a Upvc double glazed window to the rear elevation.

#### Council Tax Band

Council Tax Band 'A'.

Local Authority - East Riding of Yorkshire.

#### Tenure

The Tenure of this property is Freehold.

#### 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.

#### 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.

#### 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.

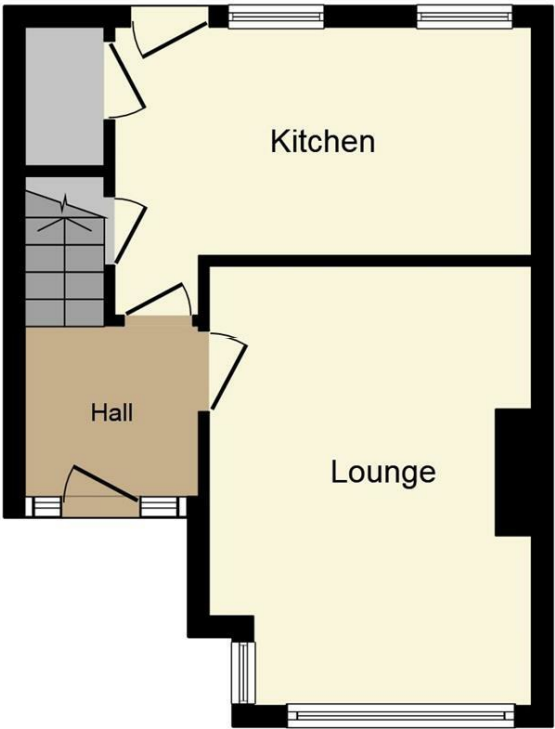
#### Whitakers Estate Agent Declaration

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



Ground Floor



First Floor

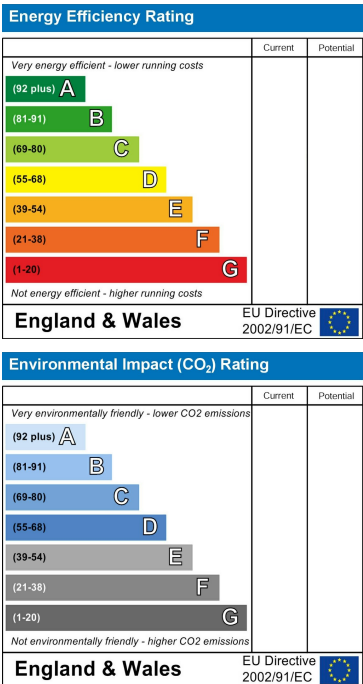
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audioagent.com](https://www.audioagent.com)

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.