

# Whitakers

Estate Agents



## 14 Cape Drive, Anlaby, HU10 7FP

**£425,000**

This executive style detached residence represents a superb example of 'The Grassington' design, built by Bellway Homes in the Village of Anlaby. The property sits in an enviable position with an open aspect to the front and having the benefit of not being immediately overlooked at the rear.

The owners have presented the property to an exemplary Showhome standard throughout. The accommodation briefly comprises: entrance hall, cloakroom / W.C., study, bay windowed lounge and a full width kitchen / dining / living room to the ground floor with four double bedrooms - the principle bedroom having an en-suite shower room and a well-appointed four-piece family bathroom to the first floor.

There is an open plan garden to the front and a brick block paved side driveway leads to a single garage.

The rear garden is landscaped and has a range of planting, a timber-built garden store shed and greenhouse.

An internal viewing is highly recommended to fully appreciate the wealth and quality of accommodation afforded by this beautiful family home.

Council Tax Band 'F'.



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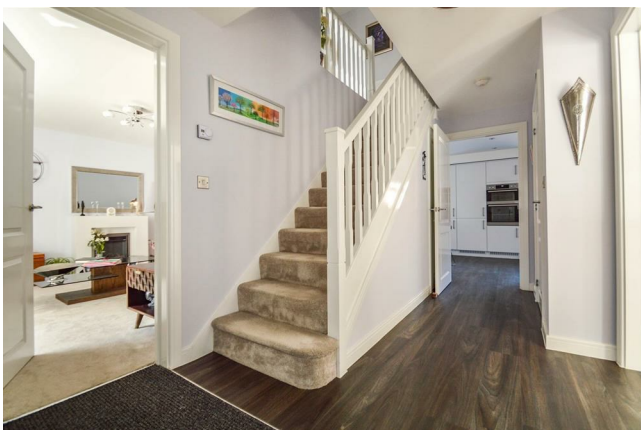
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### The Accommodation Comprises

#### Front External

#### Entrance Hall



Composite door, central heating radiator, built in storage cupboard, under stairs storage and wood effect vinyl flooring.

#### Cloakroom / W.C.



Central heating radiator, half tiled walls, wood effect vinyl flooring and fitted with a two piece suite comprising low flush W.C and wash basin.

#### Study 6'11" x 8'3" (2.12m x 2.52m )



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

#### Lounge 13'1" x 18'7" maximum (3.99m x 5.67m maximum )



Upvc double glazed bay window to the front elevation, two central heating radiators and electric fire with marbled inset and hearth.

Kitchen / Dining / Living Room 28'8" x 10'9" (8.76 x 3.30m )



Upvc double glazed French doors leading to the rear external, Upvc double glazed window to the rear elevation, central heating radiator, wooden effect vinyl flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, double oven, five ring hob with hood over, integrated Zanussi microwave,, integrated dishwasher and integrated larder style fridge with freezer above.

Utility Room 5'7" x 5'2" (1.71m x 1.60m )



Upvc double glazed door leading to the front and rear, central heating radiator, plumbed for a washing machine, wood effect vinyl flooring and fitted with a range of floor and eye level units and contemporary worktop with splashback tiles above.

#### First Floor Accommodation

##### Landing

Built in airing cupboard and access to loft hatch.

Principle Bedroom 12'7" x 11'6" (3.84m x 3.53m )



Two Upvc double glazed window to the front elevation, central heating radiator, fitted wardrobe and leading to:

##### En-Suite Shower Room



Central heating radiator, half tiled walls and fitted with a three piece suite comprising walk in shower enclosure, wash basin and low flush W.C.

Bedroom Two 10'4" x 11'0" (3.17m x 3.36m )



Upvc double glazed window to the front elevation, central heating radiator, fitted wardrobe and built in storage cupboard.



### Bedroom Three 11'4" x 12'7" (3.47m x 3.86m )



Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

### Bedroom Four



Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

### Family Bathroom 7'1" x 8'5" (2.18 x 2.58m )



Upvc double glazed window, central heating radiator, half tiled walls, wood effect vinyl flooring and fitted with a four piece suite comprising panelled bath, walk in shower enclosure, vanity sink and low flush W.C.

### External



Externally to the front of the property there is an open plan garden with a private block paved side drive allowing the resident off-street parking and leading to a single garage. Externally to the rear of the property there is a large landscaped garden which enjoys a range of planting, a timber-built garden store shed and greenhouse.

### Garaging

Single brick built garage with up and over door.

### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Council Tax Band 'F'.

Local Authority - East Riding of Yorkshire.

### 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

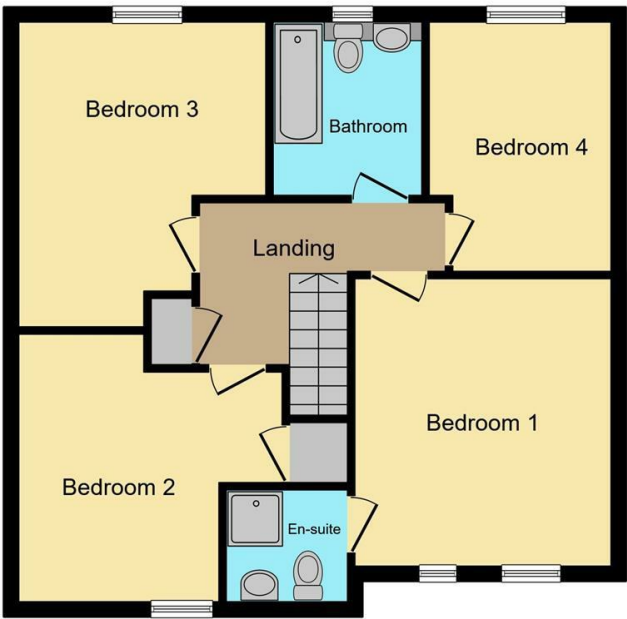
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Floor Plan



Ground Floor

Floor area 64.4 sq.m. (694 sq.ft.) approx



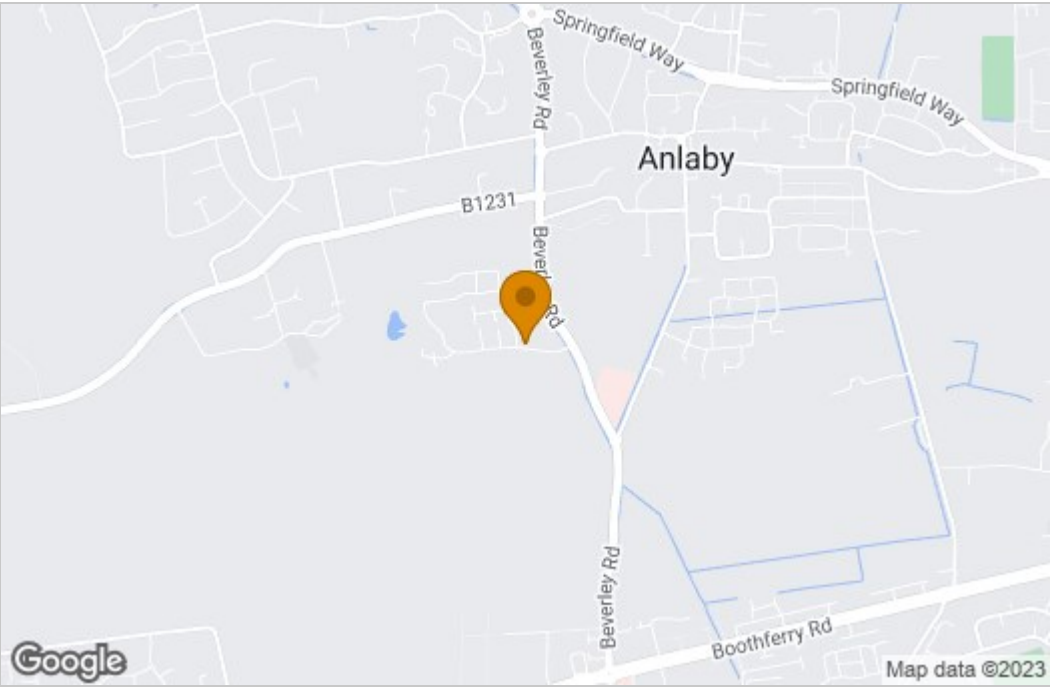
First Floor

Floor area 63.4 sq.m. (683 sq.ft.) approx

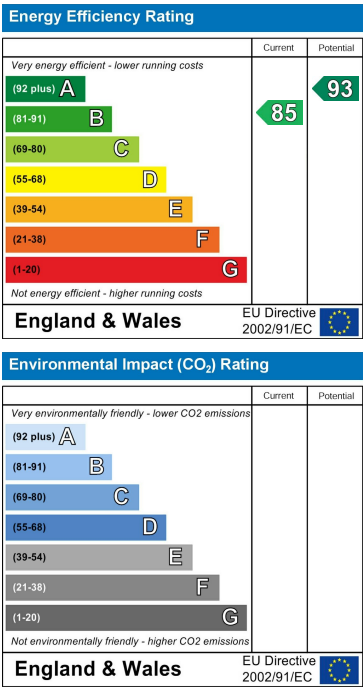
Total floor area 127.9 sq.m. (1,377 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.