

Whitakers

Estate Agents



10 Woodhill Close

Anlaby, Hull, HU10 6QF

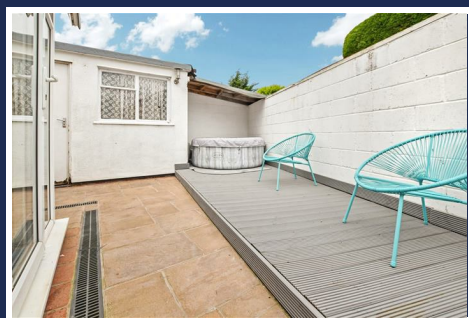
£145,000



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Description

This well presented three bed property has been the subject of improvement by the current owners to now provide a great family home in this much sought after location.

The main features to the ground floor include; entrance porch, L shaped open plan lounge / diner with patio doors leading out to the conservatory and fitted kitchen. The first floor boasts three good bedrooms (beds one and two fitted) together with the well appointed family bathroom suite.

Externally to the front is a large drive to accommodate multiple cars and to the rear is a low maintenance garden with a raised decked seating area and two useful brick built outbuildings.

Anlaby is a desirable location, due to its great local schools and wide range of local amenities, for this reason early viewings are advised.

Porch

UPVC double glazed windows and door

Entrance

Central heating radiator and storage

Lounge

13'5 x 9'11 (4.09m x 3.02m)

UPVC double glazed window and central heating radiator. Tiled focal point.

Dining Room

9'3 x 10'3 (2.82m x 3.12m)

Central heating radiator and UPVC double glazed patio doors to the conservatory

Kitchen

11'10 max x 9'7 (3.61m max x 2.92m)

Fitted kitchen with a wide range of floor and eye level units and complimentary work surfaces and splash back tiles above. Double Oven and Hob with Extractor Hood above. Moulded sink with mixer tap and UPVC double glazed door and window.

Conservatory

9'10 x 9'0 (3.00m x 2.74m)

Laminate flooring and UPVC double glazed windows and doors

Landing

Central heating radiator and access to the loft space.

Bedroom One

10'4 tfw x 11'11 (3.15m tfw x 3.63m)

Fitted wardrobes and UPVC double glazed window. Central heating radiator.

Bedroom Two

14'5 max x 8'10 (4.39m max x 2.69m)

Fitted wardrobes and central heating radiator. UPVC double glazed window.

Bedroom Three

8'10 max x 7'11 (2.69m max x 2.41m)

UPVC double glazed window and central heating radiator. Overhead storage cupboards.

Bathroom

7'8 x 5'3 (2.34m x 1.60m)

Panelled bath with mixer shower. Vanity sink and an enclosed cistern W.C. Half tiled walls and laminate flooring. Central heating radiator and two UPVC double glazed windows.

Tel: 01482 657657

External

Low maintenance garden to the front designed for off street parking. The rear garden is also low maintenance in design with a raised decked seating area and two useful brick built outbuildings.

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.

Whitakers Estate Agent Declaration

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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.



Road Map



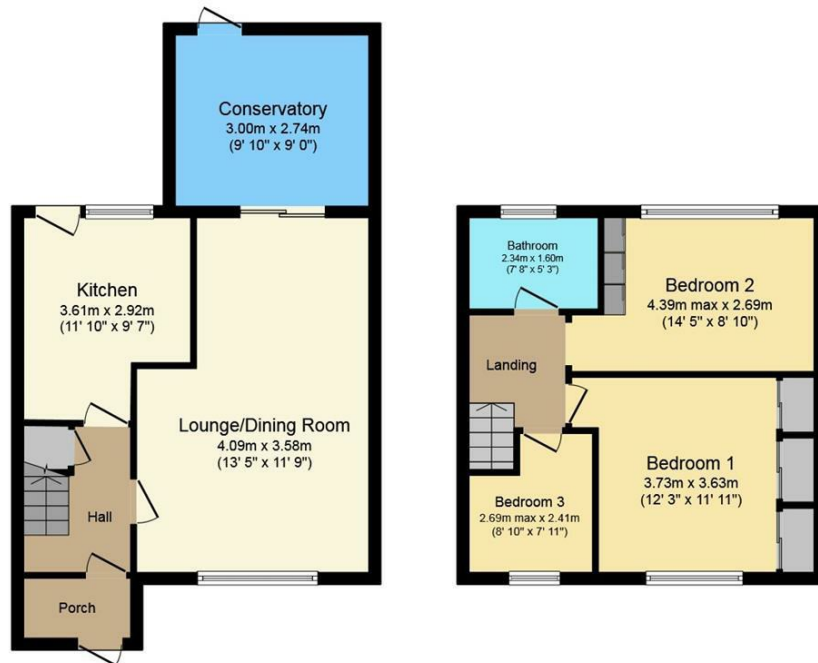
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 50.5 sq.m. (543 sq.ft.) approx

First Floor

Floor area 37.5 sq.m. (403 sq.ft.) approx

Total floor area 87.9 sq.m. (946 sq.ft.) approx

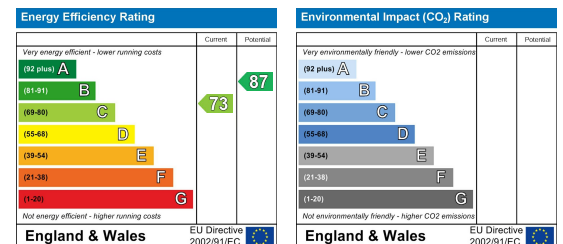
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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