



## 61 Loyd Street

Anlaby

HU10 6UQ

£170,000

We are delighted to offer onto the market this 3 Bedroom middle house offering well-presented accommodation which benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises:- Open Porch, Entrance Hall, 26' long Through Lounge, fitted Kitchen including integrated oven and hob and on the first floor, 3 Bedrooms, fully-tiled Shower Room and fixed staircase leading to boarded-out loft space. Outside to the front of the property there is off-street parking and to the rear, there is a pleasant garden including patio and rear vehicular access leading to a detached concrete-sectional Garage. Situated in this popular and convenient location - viewing highly recommended.





## Property Features

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- Bay-Windowed Middle House
- Off-Street Parking to Front
- 3 Bedrooms
- Pleasant Rear Garden
- 26' Long Through Lounge
- Very Popular Location
- Gas Central Heating & uPVC Double Glazing
- Viewing Recommended

## Full Description

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### LOCATION

The property is situated in the highly-regarded village of Anlaby close to excellent amenities including a wide range of shops, public transport and schools. Also convenient travelling distance for the Humber Bridge, motorway and Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### OPEN PORCH

##### ENTRANCE HALL

With a uPVC double glazed entry door with side and overhead windows, single central heating radiator, laminate flooring, staircase leading to the first floor with spindled balustrade and two understairs storage cupboards.

##### THROUGH LOUNGE

26' 8" x 11' 4" (8.13m x 3.45m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, uPVC double glazed French doors with side windows leading to rear garden, quality laid flooring, cornice to the ceiling, two radiators, TV point, chimney breast.

##### FITTED KITCHEN

15' 0" x 7' 0" (4.57m x 2.13m)

With a good range of fitted base and wall-mounted units with worktop surface areas, resin sink and drainer with mixer tap, built-in under-oven, four ring gas hob, half obscured uPVC double glazed door, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine.

#### FIRST FLOOR

##### LANDING

With fixed staircase leading to the second floor.

##### BEDROOM 1

12' 10" x 10' 2" (3.91m x 3.1m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, single central heating radiator.

##### BEDROOM 2

10' 3" x 10' 0" (3.12m x 3.05m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, wall-mounted boiler in housing cupboard serving central heating and hot water.



## Full Description

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### BEDROOM 3

6' 7" x 5' 10" (2.01m x 1.78m)

With uPVC double glazed window which overlooks the front, single central heating radiator.

### SHOWER ROOM

6' 0" x 5' 11" (1.83m x 1.8m)

Being fully-tiled and comprising shower, wash hand basin and low level WC. uPVC obscured double glazed window and chrome heated towel rail/radiator.

### SECOND FLOOR

#### BOARDED-OUT LOFT SPACE

13' 5" x 10' 6" (4.09m x 3.2m)

With two Velux windows, double central heating radiator, access to eaves.

### OUTSIDE

To the front of the property there is off-street parking and to the rear, there is a pleasant garden and patio with fencing on the perimeters, external tap and concrete-sectional store.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE  
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR  
GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

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Monday to Friday 9am to 5pm

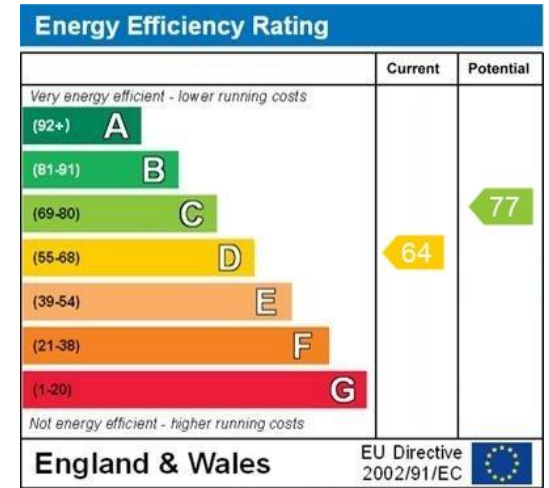
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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