



21 Wolfreton Road, Anlaby

Offers Over £115,000

**Excellent 3 bedroom property in a popular location in Anlaby, with parking and upstairs w.c.**

### **INTRODUCTION**

An extremely well presented 3 bedroom home which must be viewed early to avoid any disappointment. The property has gas central heating, double glazing, parking and an upstairs w.c. The property briefly comprise entrance hall, lounge, dining room, fitted kitchen, rear lobby, bathroom, landing, 3 bedrooms, cloakroom/w.c., forecourt and rear garden with off road parking with double gates. Early viewing is a must.

### **LOCATION**

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Public transportation runs through the village with good road connections to the Clive Sullivan Way/A63/M62 motorway links.

### **ENTRANCE HALL**

With double glazed door, radiator and stairs to first floor.

### **LOUNGE 15'2 into bay x 12'6 (4.62m into bay x 3.81m)**

With double glazed square bay window to front elevation, wood burning stove, radiator and understairs cupboard.

### **DINING ROOM 10'3 x 9'10 (3.12m x 3.00m)**

With double glazed window to rear elevation, radiator, laminate floor.

### **KITCHEN 13'1 x 6'1 max measurements (3.99m x 1.85m max measurements)**

With a range of base and wall units, laminate work surfaces, stainless steel sink unit, gas hob, electric oven extractor hood., extractor hood, plumbing for automatic washing machine, built in fridge and freezer, splash back tiling, tiled floor, radiator and double glazed window to side elevation.

### **REAR LOBBY**

With built in drawers for storage, tiled floor. Arch to:-

### **BATHROOM**

With three piece white suite, comprising panelled bath, wash hand basin, w.c., heated towel rail, splash back tiling and double glazed window to rear elevation

### **LANDING**

With access to roof void

### **BEDROOM 1 10'9 x 15'8 max measurements (3.28m x 4.78m max measurements)**

With double glazed window to front elevation, radiator, stripped floor boards, over cupboards, radiator.

### **BEDROOM 2 9'11 x 7'7 (3.02m x 2.31m)**

With double glazed window to rear elevation, built in wardrobe, over cupboard, radiator.

### **BEDROOM 3 9'11 x 7'8 (3.02m x 2.34m)**

With double glazed window to rear elevation, radiator, built in cupboard with boiler.

### **FIRST FLOOR W.C.**

With 2 piece suite, comprising w.c, and wash hand basin.

### **OUTSIDE**



Outside the property has a forecourt area to the front and to the rear is a yard area, lawned rear garden with flower and shrub borders, shed and double gates giving access to off road parking via a rear 10' access.

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames

**COUNCIL TAX** - The property lies within Band A (East Riding Of Yorkshire Council)

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **THINKING OF SELLING**

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **AGENTS NOTE**

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

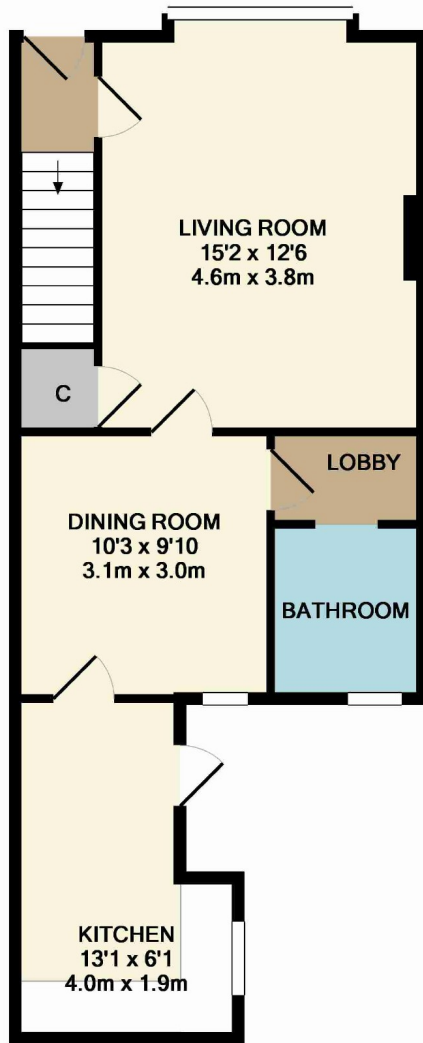
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

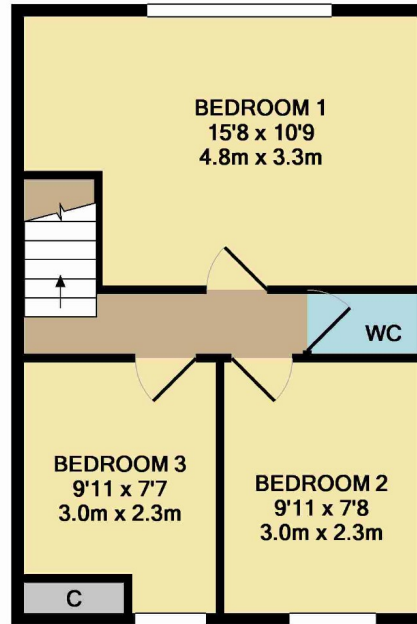
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





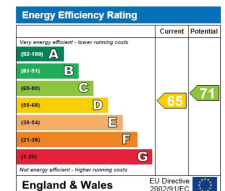


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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