

stanifords

Your Home. Your Agent



15 Croft Drive, Anlaby, East Yorkshire, HU10 7DZ

£419,950

15 Croft Drive, Anlaby, East Yorkshire, HU10 7DZ

Ideally situated in a tranquil cul-de-sac environment off Tranby Lane, Anlaby.

Occupying a generous and private plot with 4 bedrooms in its current format and a full planning permission recently obtained to extend.

The layout offers complete versatility with a an arrangement of generous reception spaces and two ground floor bedrooms. Inspection is invited to appreciate the flexibility of home on offer.

The south facing plot measures in the region of 0.32 of an acre with full privacy and woodland to the rear.

Larger than an initial glance would suggest the accommodation comprises: Entrance Vestibule, Entrance hall, cloakroom W.C, large reception Lounge leading down to a garden facing Dining Room/Reception 2, a Dining/Kitchen leads through to a further Snug. Two ground floor bedrooms also feature with a Shower Room to one and House Bathroom also.

To the first floor two further Bedrooms (one with En-suite provision exist).

Ample parking is provided to the forecourt frontage with a side drive and car port leading to a detached garage.

A magnificent rear garden of superb proportions offers complete privacy being a key selling feature to this family home.



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed door with fret inserts, leading to...

ENTRANCE HALLWAY

13'7" x 6'9" (4.15m x 2.06m)

Entrance door and complementary internal glazed window to side, laminate to floor coverings, wall mounted alarm console and access to ground floor reception spaces and bedrooms.

RECEPTION LOUNGE

21'11" x 14'3" (6.69m x 4.35m)

Enjoying an abundance of natural daylight via the uPVC double glazed walk-in bay window to the frontage, of generous room proportions with a central focal point provided via a gas fire insert with tiled hearth and surround, decorative stained glass circular windows feature to the West elevation linking back to its original Merchant origins, French doors provide access to...

DINING ROOM / RECEPTION TWO

16'4" x 12'9" (5.00m x 3.90m)

Used by the current occupiers as a formal dining space but has the potential to be used as an informal reception space also, step leads down from the main living room with full South facing garden views via uPVC double glazed sliding door, additional uPVC full height panel window to side elevation also. Provides access to...

BREAKFAST KITCHEN

17'8" x 13'3" (5.39m x 4.04m)

With uPVC double glazed windows to the full garden outlook and uPVC double glazed access door also, leads to internal snug room. Wall and base units in a traditional style with complementary roll edge work surfaces, space for a number of freestanding white goods with integrated appliances including gas hob, oven, wall mounted extractor, double sink and drainer, space for dining table also.

SNUG

13'6" x 10'1" (4.14m x 3.09m)

Used as an informal reception space with access provided from the entrance hallway and alternately through from the kitchen also, staircase approach to first floor level, storage cupboard.

GROUND FLOOR BEDROOM ONE

15'0" x 12'0" (4.59m x 3.66m)

With uPVC double glazed window to front and storage cupboard, suitably sized to accommodate a double bed.

GROUND FLOOR BEDROOM TWO

13'11" x 11'11" (4.26m x 3.64m)

With uPVC double glazed window to the side, laminate to floor coverings and leads through to...

SHOWER ROOM

8'2" x 6'1" (2.51m x 1.87m)

With uPVC window to side, wall mounted combination boiler, shower cubicle with wall mounted head and console, low flush W.C., pedestal wash hand basin and tiling to partial splash backs.

GROUND FLOOR W.C

5'9" x .282'1" (1.76m x .86m)

With low flush W.C and wall mounted hand basin and privacy window to side.

HOUSE BATHROOM

Fitted with a modern white suite comprising of panel bath with glazed shower screen, chrome mixer tap with shower head fitment over, insert basin and concealed cistern W.C to unit in a modern white finish with storage cupboard, full tiling to splash back areas and half tiling to remaining walls, uPVC privacy window to side.

FIRST FLOOR

Landing gives access to two double bedrooms.

BEDROOM THREE

13'6" x 13'2" (4.12m x 4.02m)

With newly fitted dormer style window in uPVC finish to the front elevation, of double bedroom proportions. Leads to...

EN SUITE SHOWER ROOM

4'7" x 5'9" (1.40m x 1.77m)

With newly fitted privacy window to the rear, shower cubicle with wall mounted head and console, low flush W.C and pedestal basin with tiling to splash backs.

BEDROOM FOUR

17'8" x 8'11" (at longest and widest point) (5.40m x 2.72m (at longest and widest point))

With recently fitted uPVC double glazed window to the rear, eaves storage, of double bedroom proportions.

OUTSIDE

Croft Drive remains conveniently situated within the delightful residential setting of Anlaby. The immediate location serves a limited number of executive style houses off Tranby Lane, within close proximity to Collegiate School. Vehicular access is granted to the property via a brick sett entrance drive offering parking provision for numerous vehicles, with hedge boundaries to the front perimeter offering good levels of screening and privacy.

A gated side driveway also exists with a covered carport area, in turn leading to a single detached garage with pitched roof and double opening doors with full power and lighting.

To the rear garden a sun terrace extends from the immediate building footprint with an expansive laid to lawn grass section, boasting a South facing aspect, with orchard and woodland to the rear. The boundaries remain well enclosed and given the plot size and potential of home on offer comes suited for immediate internal inspection.

AGENTS NOTE

A full planning permission has recently been obtained for the property for extension to the first floor level. Full details are available on the East Riding of Yorkshire Council website (Ref: 19/01464/PLF)

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

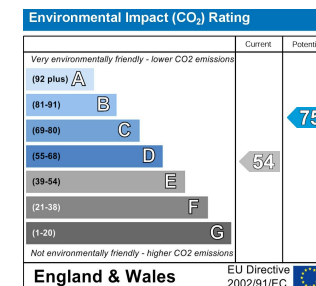
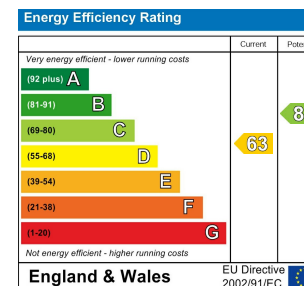
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.









TOTAL AREA: APPROX. 180.5 SQ. METRES (1942.4 SQ. FEET)



 **BEVERLEY OFFICE**
 3 Sow Hill Road, Beverley, East Yorkshire, HU17 8BG
 T (01482) 866304 | E bevsales@stanifords.com
www.stanifords.com

 **SWANLAND OFFICE**
 2 West End, Swanland, East Yorkshire, HU14 3PE
 T (01482) 631133 | E swansales@stanifords.com
www.stanifords.com