



Wolfreton Road, Anlaby HU10 6QT

Welcome to

Wolfreton Road, Anlaby

GUIDE PRICE £160,000 - £170,000

Beautiful Home In Anlaby with - Entrance Hall, Lounge, Dining Room, Open Plan Kitchen/Diner, Utility Room, Ground Floor Cloakroom, 2 Bedrooms, Family Bathroom & Gardens. Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc and wash hand basin.

Lounge

With double glazed bay window to the front, feature fireplace, decorative ceiling rose, television point and coving to the ceiling.

Dining Room

With feature open fire, understairs cupboard and stairs to the First Floor.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for a dishwasher, spot light points, breakfast bar, space for a fridge freezer, skylight window and double glazed bi-folding doors leading to the Rear Garden.

Utility Room

With base units, work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, spot light points, chrome effect towel style radiator, double glazed window to the side and door to the side.

First Floor

Bedroom 1

With double glazed window to the front, feature fireplace, radiator, decorative ceiling rose, coving to the ceiling, fitted wardrobes and loft access.

Bedroom 2

With double glazed window to the rear, feature fireplace, radiator and coving to the ceiling.

Bathroom

Bathroom with free standing bath, shower cubicle, low level wc, wash hand basin, spot light points, 2 chrome effect towel style radiators and double glazed window to the rear.

Outside

Front Garden

With hedges, wall, path and wrought iron gate.

Rear Garden

With artificial lawned area, paved patio area, raised borders housing plants and shrubs, BBQ area, lawned area, rear paved patio area, borders, fencing and summerhouse with power.



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Welcome to

Wolfreton Road, Anlaby

- GUIDE PRICE £160,000 - £170,000
- 2 Bedroom Home In Anlaby
- Beautifully Presented Throughout
- Open Plan Kitchen/Diner & Utility Room PLUS Ground Floor Cloakroom
- 2 Reception Rooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£160,000 - £170,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111725 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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