

Whitakers

Estate Agents



13 Glenwood Drive, Hull, HU4 7PT

£199,950

Whitakers Estate Agents are pleased to introduce this traditional three-bedroom semi-detached property, situated in the established residential area of Anlaby Common. Offering well-presented accommodation throughout, the property benefits from an open-plan kitchen/dining room, conservatory and detached garage.

Upon entry, the resident is greeted by a porch and hallway leading to a comfortable lounge with a feature fireplace and bay window. The open-plan kitchen/dining room provides a welcoming space for everyday living and entertaining, complemented by a breakfast bar, integrated appliances and access to the conservatory overlooking the garden. A cloakroom completes the ground floor.

A fixed staircase rises to the first floor, providing access to three bedrooms, two with built-in storage, and a family bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a gravelled garden enhanced by decorative planting, a mature tree and established hedging.

The rear garden is partly laid to lawn, with a pathway leading towards a patio seating area and detached garage. A gate provides access to the vehicle-accessible ten-foot beyond.

The property enjoys a convenient location with shops, cafés and everyday amenities nearby, alongside Acre Heads Primary School, Costello Playing Fields and excellent transport links towards Anlaby village and Hull city centre. With these facilities within easy reach, the property is ideally suited to a young or growing family. Internal viewing is recommended to fully appreciate the accommodation on offer.

The accommodation comprises

Front external



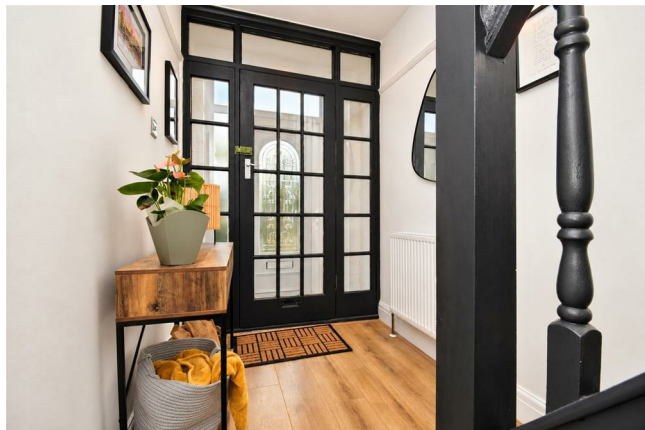
Externally to the front aspect, there is a gravelled garden complemented by decorative planting and a mature tree, with established hedging providing a high degree of privacy. A paved pathway leads to the entrance door, with gated access from the front boundary.

Ground floor

Porch

UPVC double glazed door and side windows. Wooden glazed door with side windows opening to:

Hallway



Central heating radiator, and under stairs storage cupboard. Leading to :

Cloakroom

Cushion effect flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 12'11" x 10'6" (3.96 x 3.22)



UPVC double glazed bay window, central heating radiator, feature fireplace with tiled inset / hearth, and laminate flooring.

Open plan kitchen / dining room



Kitchen 10'0" x 5'5" (3.07 x 1.67)



Two UPVC double glazed windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, breakfast bar, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven / grill, hob with extractor hood above, fridge-freezer, and washing machine.

Dining room 17'3" x 10'2" (5.28 x 3.12)



Central heating radiator, built-in storage cupboard, and laminate flooring.

Conservatory 6'10" x 12'5" (2.10 x 3.81)



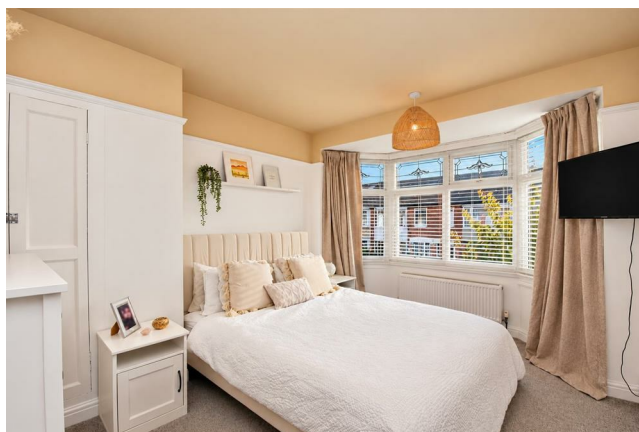
UPVC double glazed throughout with a door opening to the rear garden, central heating radiator, and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 13'3" x 10'2" maximum (4.04 x 3.11 maximum)



UPVC double glazed bay window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 10'5" x 10'2" (3.18 x 3.11)



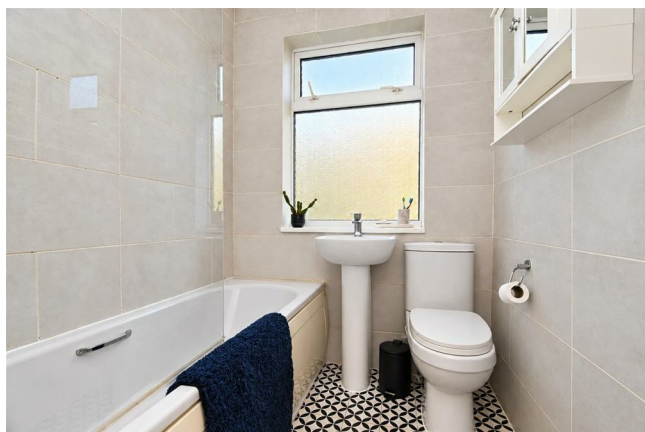
UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 7'4" x 5'6" (2.25 x 1.69)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



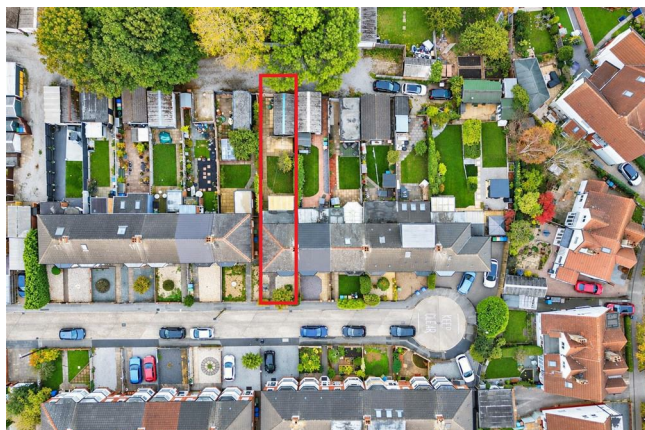
UPVC double glazed window, central heating radiator, and fully tiled with cushion effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden is partly laid to lawn with a paved pathway that leads down the garden towards a patio seating area and a detached garage. Established hedging and decorative planting enhance the garden, while a gate in the rear boundary fencing opens onto the vehicle-accessible ten-foot, with some additional land beyond which could potentially be used to park a vehicle.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not

accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

ANL092013000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

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.

Agents Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

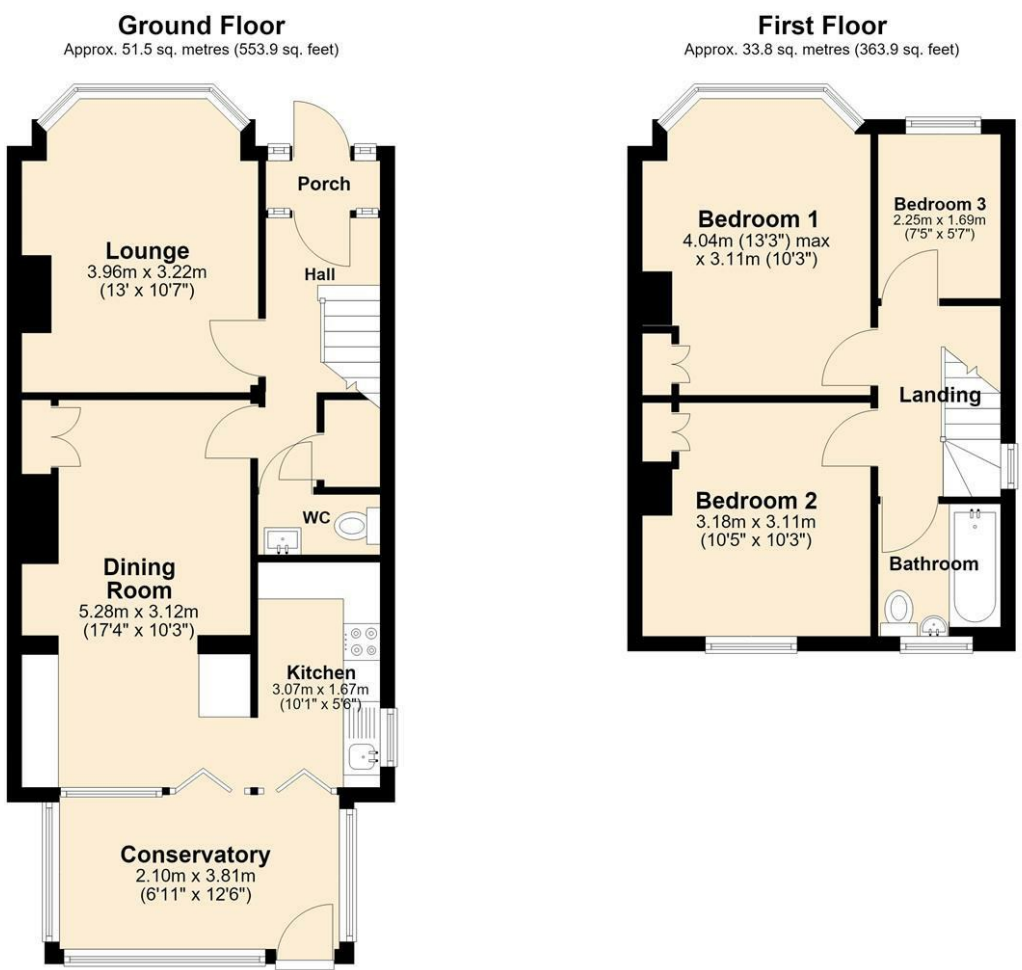
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

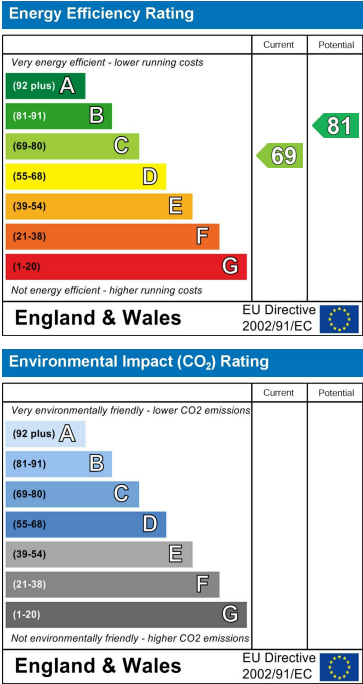


Total area: approx. 85.3 sq. metres (917.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.