

3 Bedroom Semi Detached House

Park Walk, Anlaby Common, Hull, HU4 7QA

£239,950



- LOVINGLY MAINTAINED PROPERTY • IMMACULATE PRESENTATION THROUGHOUT • TASTEFUL & STYLISH FINISH • STUNNING GARDEN AND PATIO AREA • DUAL ASPECT THROUGH LOUNGE • CONSERVATORY • OFF ROAD PARKING • MUST BE VIEWED





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A truly fine example of a property that has been lovingly maintained, with great attention to detail throughout. This superb semi detached house is presented to the highest standard with an appealing, tasteful and stylish finish.

Discerning purchasers will be highly impressed when viewing with the presentation, both internally and externally- A move in to condition property arranged to 2 floors and comprising of an entrance hall with a modern cloaks/WC, superb, generously proportioned, dual aspect through lounge, conservatory providing views and access to the rear patio and gardens beyond and an attractive, well equipped kitchen which is further complemented with integrated appliances and tasteful coordinating fixtures and fittings.

To the first floor, there are 3 aesthetically pleasing bedrooms. The master bedroom has the benefit of modern fitted wardrobes, thus creating ample hanging and storage space. The family bathroom also has a modern white suite with soft contrasting tiled surround and shower over the bath.

Outside to the rear the garden is something else!!! and serves to enhance the overall presentation throughout- a fantastic leisure space with multifaceted areas incorporating a full width patio/seating area, water feature, a wonderful display of trees, plants, flowers and shrubs to the borders and beds. There's also a gardener's shed to the rear boundary. A very impressive leisure area ideal for an entertaining space, or simply for quiet leisure or relaxation.

A drive extends along the side elevation thus creating a multi vehicle off road parking space or hard standing area.

As one would expect from a property of this calibre, there is also a gas central heating and double glazing throughout.

A very special property - one not to be missed!

Location

This magnificent semi detached house is perfectly located within a most sought after residential area surrounded with a wealth of local amenities. Anlaby Common, Anlaby Village and the Anlaby retail park are just a short commute from the property with local independent traders, High Street stores and well known brand supermarkets to choose from. Hull city centre is also easily accessed, as are the neighbouring West Hull villages. There are highly reputable schools, colleges and academies nearby for the growing family. Other amenities include a doctor's surgery and post office. There is also easy access to the Haltemprice Sports and Fitness Centre with a pool, gym and library. For those wishing to spend quality leisure time nights out, etc. with family and friends, there are many highly popular and well visited family restaurants and cafe bars to choose from within the local villages of Anlaby and Willerby.

All in all, a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with side screen windows leads through through the entrance porch.

A further part glazed entrance door leads through to the entrance hall.

Entrance Hall - Turned spindle staircase off to the first floor.

Double glazed feature porthole window.

Under stairs meter cupboard.

Coving.

Radiator.

GF Cloaks/WC - White 2-piece suite comprising of a wall mounted wash hand basin and low flush W.C. all with a contrasting tiled surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Recessed downlighting.

Through Lounge/Dining Area - 25' 2" x 11' 5" (7.68m x 3.5m) Extremes to extremes narrowing to 3.29m within the dining area.

Dual aspect with conservatory leading off.

Double glazed to 3/4 bay window with aspect over the front garden area.



Modern fireplace with matching back and hearth housing a log effect living flame gas fire.

Wall light points.

Coving.

Radiators.

Double glazed French doors with overhead screen windows leads through to the conservatory.

Conservatory - 8' 5" x 7' 7" (2.58m x 2.34m) Extremes to extremes.

Partially brick built.

Double glazed French doors with matching side screen windows providing views and access to the rear patio and gardens beyond.

Wall light points.

Ceramic tiled flooring.

Kitchen - 16' 11" x 7' 11" (5.16m x 2.43m) Extremes to extremes narrowing to 1.77m.

Double glazed window with aspect over the rear garden area.

A further double glazed window looks out over the side elevation.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Matching glazed display cabinet and open display glazed shelving.

A roll edged laminate work surface houses of 1&1/2 bowl single drainer sink unit with a mixer tap over and a contrasting tiled splash back surround.

A further work surface houses a hob with an extractor fan over also with a splash back surround and there's a matching housing for a double oven.

Plumbing for automatic washing machine.

Plumbing for dishwasher.

Wall mounted gas central heating boiler.

Space for an upright fridge freezer.

Space for tumble dryer.

Recessed down lighting.

Radiator.

Ceramic tiled flooring.

First Floor

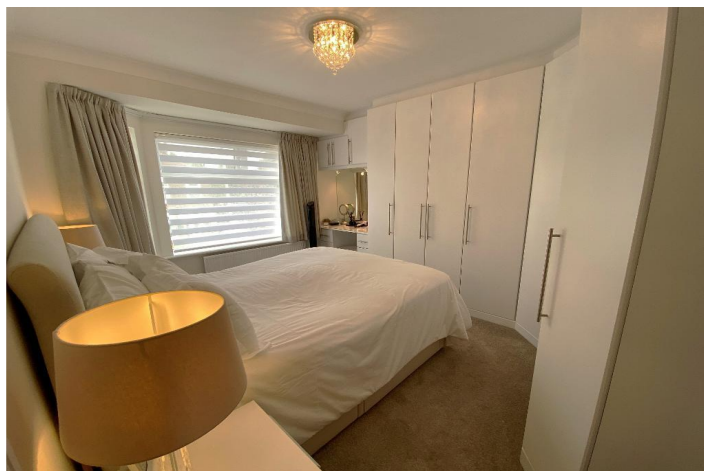
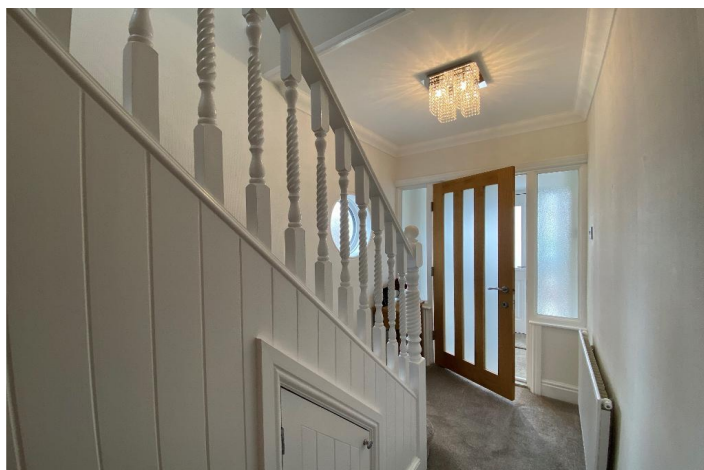
Landing - Double glazed opaque window bringing light through to the landing.

Spindle rail enclosure.

Loft hatch through to the roof void with a pull down ladder.

Loft is partially boarded for storage with power and light.

Bedroom One - 12' 11" x 8' 10" (3.94m x 2.71m) Extremes



to extremes from the front of the fitted wardrobes.
Double glazed 3/4 bay window with aspect over the front garden area.
Range of fitted wardrobes with shelves and hanging space.
Matching overhead storage unit.
Low level and matching drawer unit.
Built in dressing table unit with drawers. and mirror with spotlights.
Coving.
Radiator.

Bedroom Two - 9' 8" x 8' 8" (2.97m x 2.66m) Extremes to extremes from the front of the fitted wardrobes.
Double glazed window with aspect over the rear garden area.
Range of full width slide robes with shelves and hanging space.
Coving.
Radiator.

Bedroom Three - 6' 10" x 5' 10" (2.1m x 1.8m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Coving.
Radiator.

Bathroom - White 3-piece suite comprising of a panel bath, vanity wash hand basin with storage base beneath and built in low flush W.C. all with a contrasting tiled surround with mosaic effective detail inset.
Chrome flexi shower over the bath and fixed shower screen.
Wall mounted chrome effect upright towel rail/radiator.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Recessed down lighting.
Wall mounted shaver socket with a illuminated mirror adjacent.
Contrasting and coordinating ceramic tiled flooring with under floor heating.

Exterior

Rear Garden - Outside to the rear is a full width block paved patio/seating area.
The garden is also laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs.
There's also a timber pergola to the walkway.
Part of the flower beds have been laid with blue slate chippings for ease of maintenance.
Raised rockery with water feature inset.
A gardener's shed has power and light and is situated within the rear boundary.
A further block paved patio/seating area is inset to the rear of the garden.
The garden is all enclosed with a high level timber perimeter and boundary fence.
External water supply.
External lighting.

Front Garden - The front garden area has been laid for ease of maintenance and further to create an off road parking space or hard standing area.
The garden is enclosed with a low level brick boundary wall with ornate wrought iron railed enclosure.
The drive extends along the side elevation where there is a further multi vehicle parking space or hard standing area.
There are also double drive gates which lead into the main rear garden area.

Council tax band: B

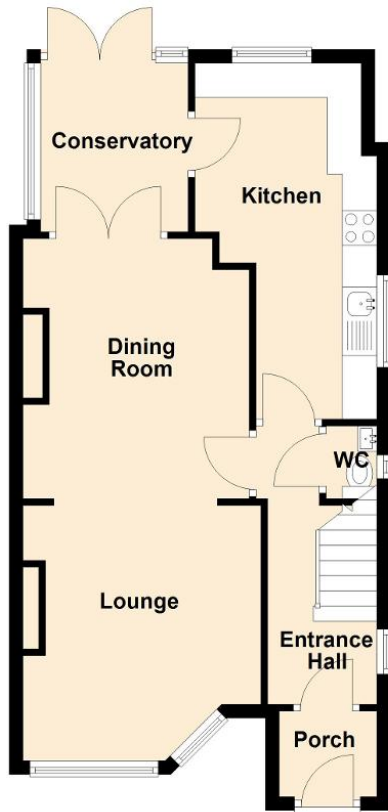
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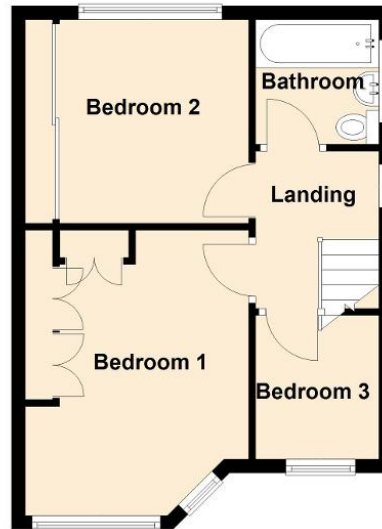
Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor

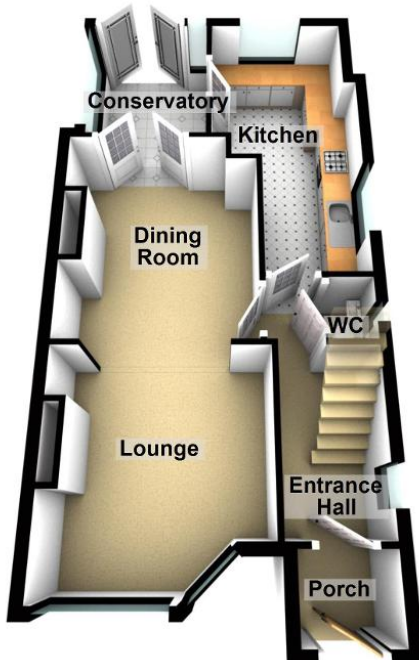
Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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