



Woodhill Close, Anlaby HU10 6QF

Welcome to

Woodhill Close, Anlaby

GUIDE PRICE £170,000 - £180,000.

Situated within the sought-after village of Anlaby, this beautifully presented three bedroom mid-terrace home is ready to move straight into and offers spacious, well-planned accommodation throughout, together with off-street parking. Book your viewing today!



Entrance Porch

With double glazed door to the front and double glazed windows to the front and side.

Entrance Hall

With radiator, understairs and stairs to the First Floor.

Lounge/Diner

With double glazed window to the front, wall mounted electric fire, 2 radiators, decorative ceiling roses, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, space for a fridge freezer, double glazed window to the rear and double glazed door to the rear.

Conservatory

With double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator, built in storage housing central heating boiler.

Bedroom 3

With double glazed window to the front, radiator and built in storage.

Bathroom

Bathroom with bath with mixer tap and shower attachment, shaver point, 2 double glazed windows to the rear, concealed cistern wc and wash hand basin housed in vanity unit.

Outside

Front Garden

With wall, fencing and gravelled driveway providing off street parking.

Rear Garden

With wall, paved patio area, seating area and 2 brick built outbuildings with power.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Woodhill Close, Anlaby

- GUIDE PRICE £170,000 - £180,000
- 3 Bedroom Home In Anlaby
- Beautifully Presented Throughout
- Open Plan Lounge/Diner & Conservatory
- Off Street Parking & Outbuildings

Tenure: Freehold EPC Rating: C
Council Tax Band: A

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.

guide price

£170,000 - £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111882 - 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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