Whitakers
Estate Agents









21 Loxley Green, Hull, HU4 7SJ

£185,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this two-bedroom semi-detached bungalow, situated in a well-established residential area of Anlaby Common. Offering accommodation arranged entirely on the ground floor, the property benefits from off-street parking for multiple vehicles, a detached garage and an enclosed rear garden, making it an appealing choice for buyers seeking single-level living.

Stepping inside, the kitchen / dining room features a range of fitted units, integrated cooking appliances and space for a dining table. An inner hallway provides access to a comfortable lounge, complete with a feature fireplace, alongside two bedrooms and a three-piece shower room. Both bedrooms benefit from fitted storage, with the second bedroom offering flexibility for use as an additional sitting room or study.

Externally to the front aspect, there is a low-maintenance gravelled garden with brick walling to the surround. A side driveway provides off-street parking for multiple vehicles and extends towards the detached garage, where a gate provides access to the enclosed rear garden. Predominantly laid to lawn, the garden features established planting, decorative borders and a patio seating area, with patio doors opening directly from the second bedroom.

Situated within easy reach of the shopping facilities at Anlaby Retail Park, nearby schools and local amenities along Hull Road, the property also enjoys convenient connections towards Hessle and Hull city centre. An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external




Externally to the front aspect, there is a gravelled garden with brick walling to the surround. A side drive accommodates off-street parking for multiple vehicles, and extends down the side of the property towards the rear access, and detached garage.

Ground floor

Kitchen / diner 16'6" x 7'4" (5.04 x 2.24)




UPVC double glazed door and windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above. Leading to :

Inner hallway

With access to the loft hatch, central heating radiator, two built-in storage cupboards, and carpeted flooring.

Lounge 16'6" x 12'8" maximum (5.04 x 3.88 maximum)



UPVC double glazed window, two central heating radiators, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Bedroom one 11'11" x 9'2" maximum (3.64 x 2.80 maximum)




UPVC double glazed window, central heating radiator, built-in wardrobes, fitted drawers and desk, and carpeted flooring.

Bedroom two 7'2" x 10'10" (2.20 x 3.32)



UPVC double glazed patio doors, central heating radiator, fitted wardrobe and cupboards, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

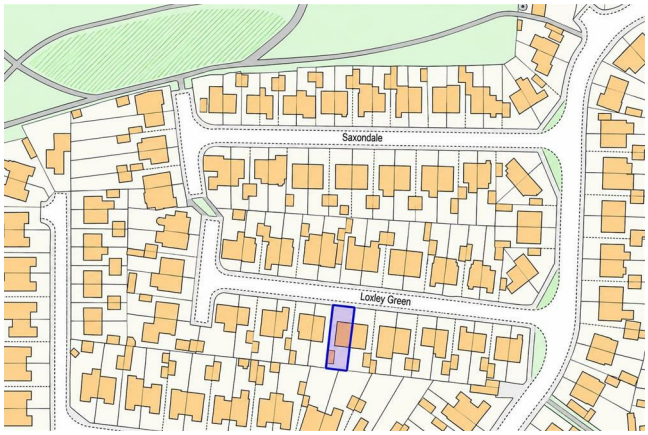



Patio doors from the second bedroom open onto the enclosed rear garden which is mainly laid to lawn with decorative borders, and complemented with a patio seating area.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL125021000
Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal -EE / Vodafone / Three / O2
Broadband - Basic 12 Mbps / 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

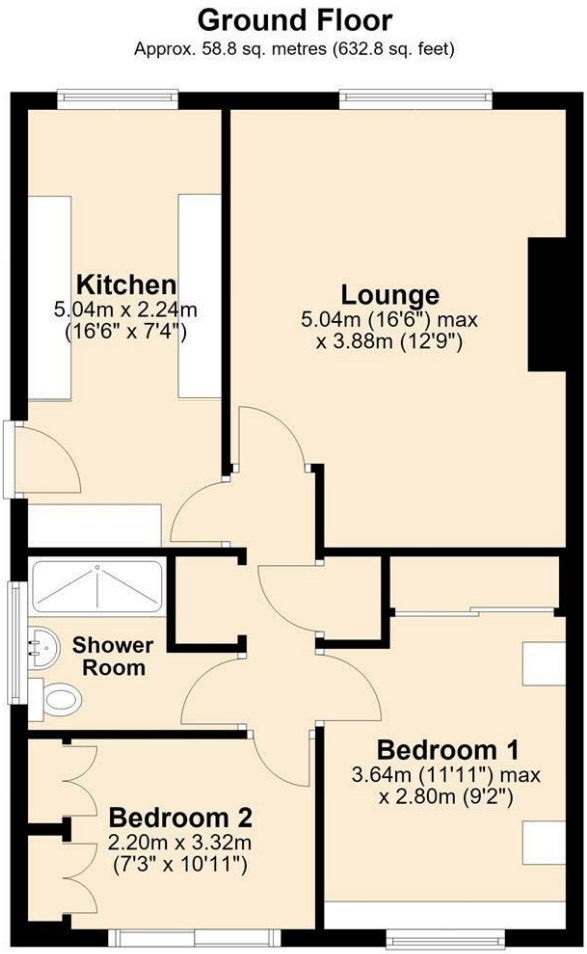
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

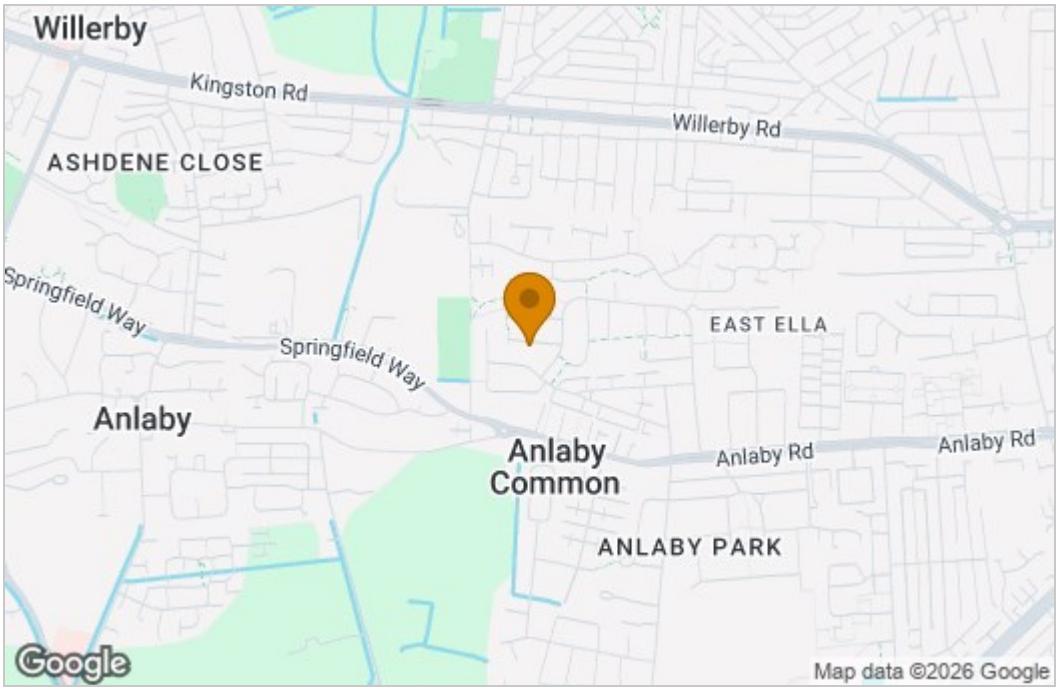
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

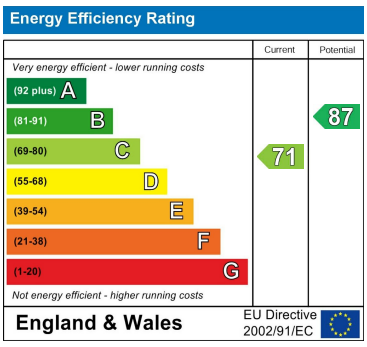


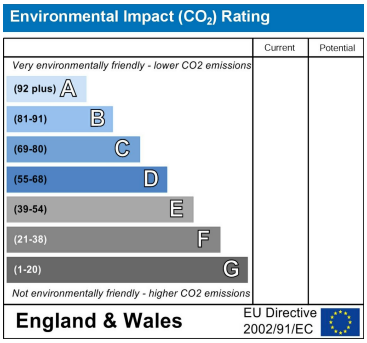
Total area: approx. 58.8 sq. metres (632.8 sq. feet)

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.

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