



## 9 Hale Close

Anlaby, Hull, HU10 7FZ

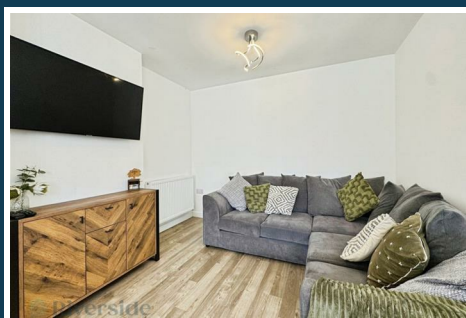
£430,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via double glazed front door, with fixed staircase to the first floor, understairs storage and radiator.

### Living Room

17'1" x 14'0" (5.21m x 4.27m)

A spacious room to the front, with UPVC box bay window to the front and UPVC double glazed window to the side. With full media wall along one, housing TV, electric fireplace, shelving with lighting and cupboards for storage.

### Kitchen Diner

11'7" x 20'9" (3.54m x 6.33m)

A stunning kitchen/ dining space to the rear, with UPVC double glazed French door and UPVC double glazed window. Kitchen fitted with a range of base and wall mounted units, quartz worktops with matching upstands, sink set within work surface, inset five-ring gas hob with extractor over, built in eye level double oven, integrated fridge/freezer and dishwasher. With ample space for dining table. Radiator. Opening into:

### Snug

8'0" x 9'9" (2.44m x 2.98m)

A fantastic addition to the kitchen space is this family area/ snug - perfect for additional seating and TV area.

### WC

With UPVC double glazed window to the rear. Fitted with a two piece suite in white, comprising, low level WC and sink unit. Radiator.

## Utility Room

With UPVC double glazed door to the rear. With additional work surface and cupboard space and plumbing for automatic washing machine.

### Bedroom One

14'0" x 14'0" (4.27m x 4.27m)

A generous master bedroom with UPVC double glazed window to the front, dressing area with fitted wardrobes and storage, carpet flooring and radiator.

### En Suite

9'10" x 4'5" (3.02m x 1.36m)

Fitted with a three-piece suite in white, comprising enclosed shower cubicle, low level WC and sink unit. With UPVC double glazed window to the side, tiling to the walls and radiator.

### Bedroom Two

11'6" x 14'0" (3.51m x 4.27m)

Second double bedroom with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

11'8" x 12'5" (3.56m x 3.79m)

A double bedroom with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

### Bedroom Four

8'10" x 10'0" (2.70m x 3.07m)

A double bedroom with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

7'11" x 6'9" (2.42m x 2.06m)

A well appointed family bathroom, fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, sink unit and low level WC. With UPVC double glazed window to the rear, tiling to the walls and radiator.

## Externally

Outside, to the front is a lawned garden with planted borders, double width driveway and side pathway leading to the rear garden.

The rear garden is enclosed and southerly facing - perfect for those who enjoy being outside in the sun. The garden is mostly laid to lawn with planted borders and patio area for seating.

## Garage

8'9" x 15'5" (2.67m x 4.70m)

An enclosed garage, with up and over door to the front, side access door directly into the hallway of the property and with lighting and power.

## Council Tax Band

We have been advised the property is council tax band E, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



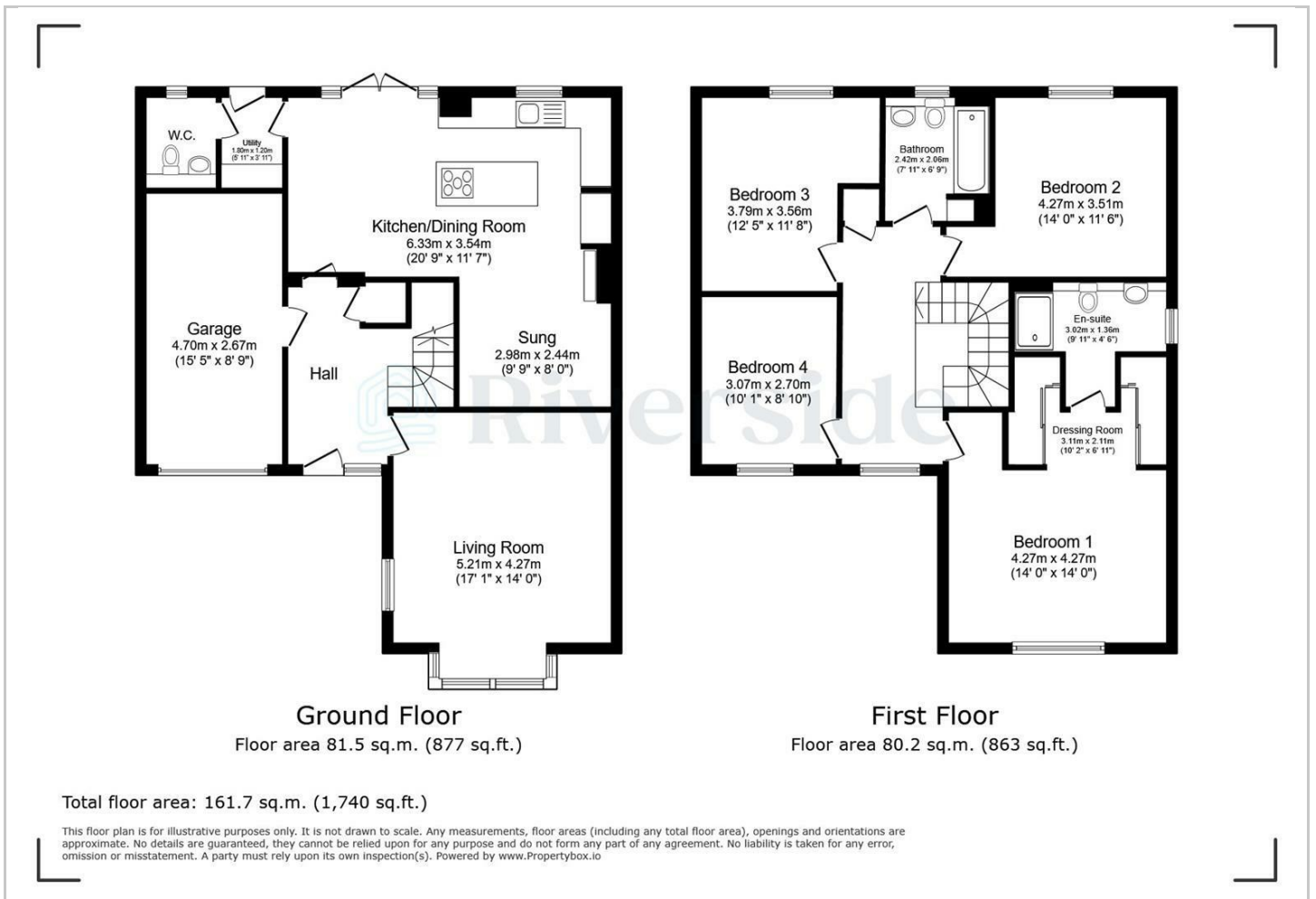
## Hybrid Map



## Terrain Map



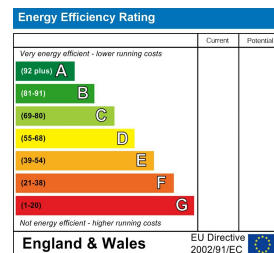
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.