



44 Dawnay Drive

Anlaby, Hull, HU10 6TD

£130,000



Spacious and modern TWO DOUBLE BEDROOM mid terrace property in convenient Anlaby location offered for sale. Situated close to Anlaby Retail Park & Morrisons plus schools, public transport and road links into the city centre.

Having been much upgraded and enhanced by the current owners to provide a modern kitchen with granite worksurfaces, three-piece bathroom suite in white, neutral décor, off street parking to the front, and landscaped rear garden, this is sure to appeal to first time buyers or small families.

Benefitting from UPVC double glazing throughout and gas fired central heating, the property briefly comprises; to the ground floor, entrance hallway, spacious lounge with log burning stove and breakfast kitchen with integrated appliances. To the first floor is two double bedrooms, house bathroom with white suite and ample storage via the cupboards. Externally, to the front is a block paved driveway and the rear is an enclosed garden with patio areas for seating and the rest laid to lawn.

Viewing is essential and can be arranged via our office!



Summary

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Ground Floor

Entrance Hallway

Welcoming entrance to the front via double glazed door, with fixed staircase to first floor level and radiator.

Lounge 14'10" x 10'2" (4.54m x 3.11m)

A spacious lounge to the front with UPVC double glazed window, log burning stove, radiator and carpet flooring.

Breakfast Kitchen 13'0" x 7'10" (3.98m x 2.40m)

To the rear is the modern kitchen with UPVC French doors, UPVC double glazed window and door. Fitted with a range of base and wall mounted units, granite worktops, tiling to the splashback areas, inset hob with extractor over and built in oven below, integrated fridge freezer, dishwasher and washing machine. With radiator, tiled flooring and two storage cupboards.

First Floor

Landing

A central landing providing access to all first floor rooms and a large walk in cupboard. Carpet flooring and radiator.

Bedroom One 11'7" x 10'0" (3.55m x 3.07m)

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

Bedroom Two 11'10" x 9'6" (3.61m x 2.92m)

Second double bedroom with UPVC double glazed window, carpet flooring, radiator and built in storage cupboard.

House bathroom 9'1" x 5'5" (2.77m x 1.66m)

With two double glazed windows to the rear. Fitted with a three-piece suite in white, comprising, panelled bath with shower over, pedestal sink and low level WC, tiling to splashback areas, radiator and large storage cupboard.

Externally

Outside, to the front is a block paved driveway for multiple vehicles, a secure side passage leads to the rear garden with two patio areas for seating, central lawn area and 2 outhouses for storage.

Council Tax Band

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

ADDITIONAL INFORMATION

Tenure:

Freehold

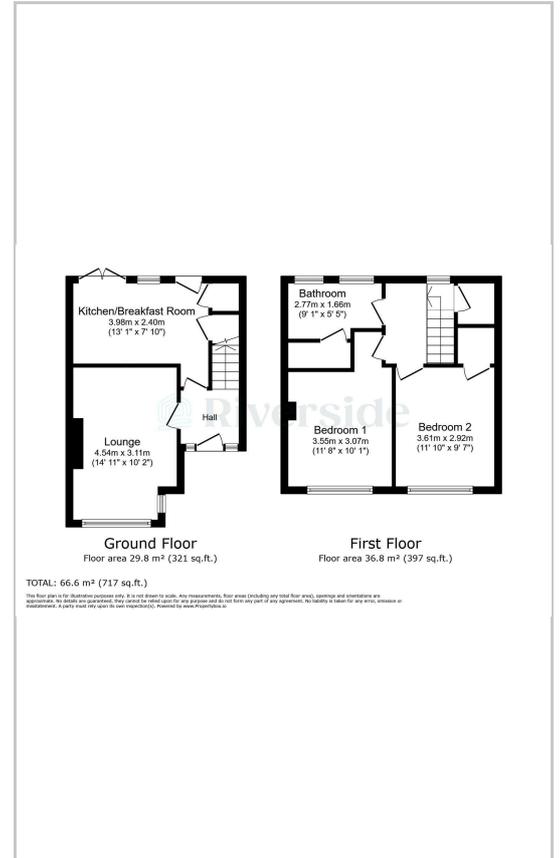
Disclaimer:

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.

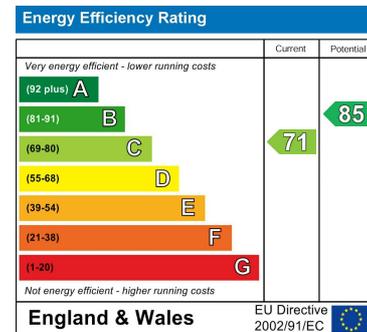
Area Map



Floor Plans



Energy Efficiency Graph



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