



**36 Legard Drive**

, Anlaby, HU10 6UN

**£185,000**





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## Ground Floor

### Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, fixed staircase to the first floor, storage under the stairs, radiator and laminate flooring.

### Lounge

13'5" x 11'1" (4.11m x 3.40m)

To the rear with double glazed sliding patio doors, carpet flooring and radiator.

### Dining Room

12'3" x 9'5" (3.75m x 2.88m)

To the front with UPVC double glazed window, carpet flooring, radiator and door leading to the kitchen.

### Kitchen

11'4" x 9'10" (3.47m x 3.00m)

A newly fitted Wren kitchen to the rear with UPVC double glazed window and a double glazed door to the side. Fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to the splashback areas, inset sink, inset four-ring gas hob with extractor over and eye level electric oven. With laminated flooring and plinth heater.

## First Floor

### Landing

Providing access to all first floor rooms.

### Bedroom One

13'7" x 9'11" (4.16m x 3.03m)

A double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator,

### Bedroom Two

11'1" x 11'3" (3.40m x 3.43m)

A second double bedroom to the rear with UPVC double glazed window, carpet flooring, two storage cupboards and radiator.

### Bedroom Three

10'0" x 7'3" (3.06m x 2.22m)

Third generous bedroom with UPVC double glazed window to the side, built in storage cupboard, carpet flooring and radiator.

### House Bathroom

7'0" x 5'5" (2.15m x 1.67m)

To the front with UPVC double glazed window. Fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink and low level WC. With tiling to splashback areas and radiator.

### Outside

Externally, to the front is a lawned garden with block paved driveway. To the rear is a lawned garden with two decking areas, perfect for outdoor seating.

### Side Porch

A side porch which is open to the rear and secure at the front. with two store cupboards and a WC with UPVC window.

Tel: 01482 322411

### 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.



Road Map



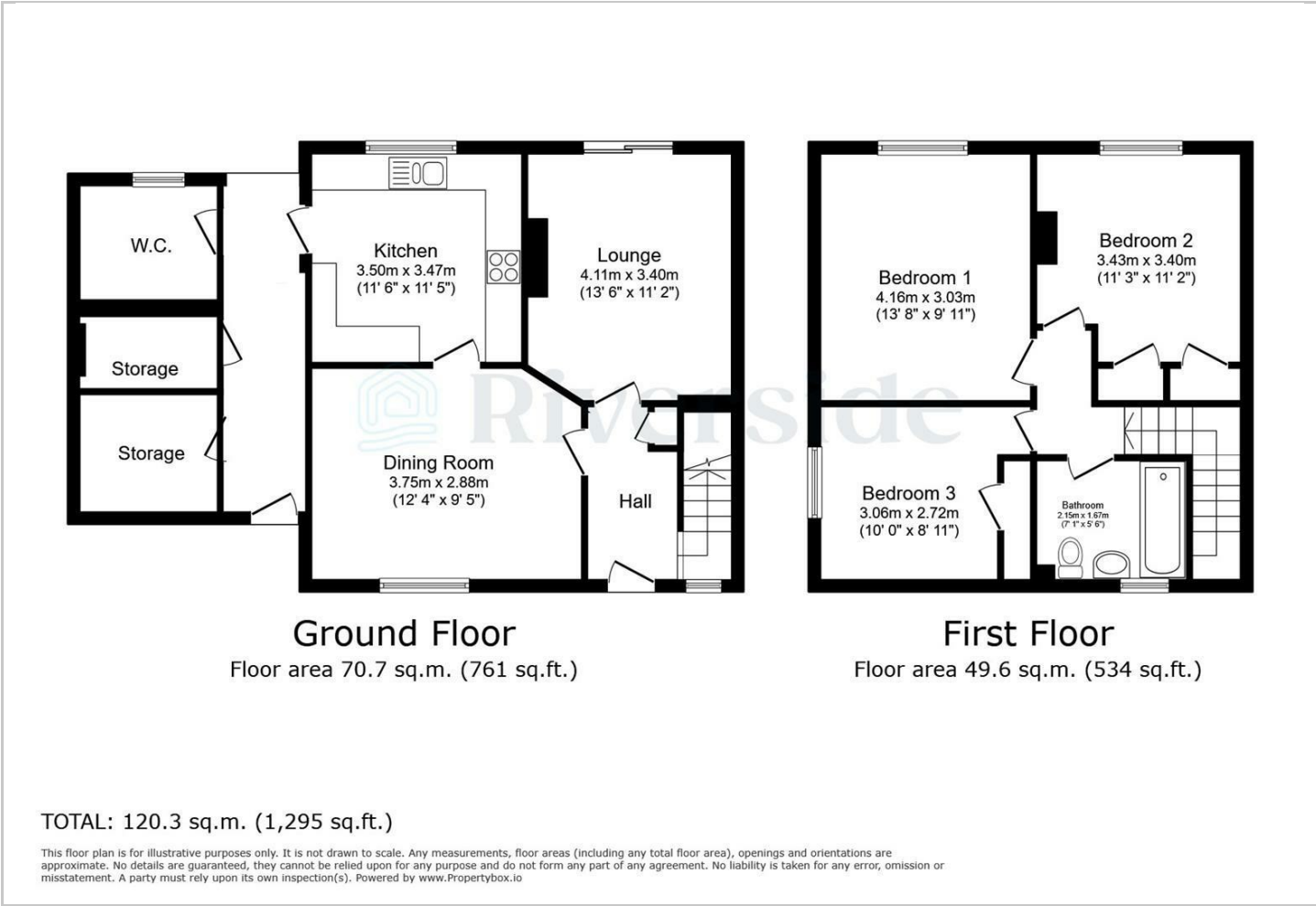
Hybrid Map



Terrain Map



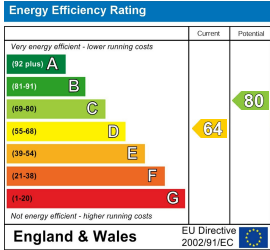
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.