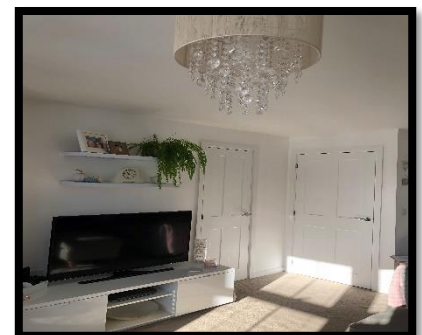


**31 EARLE STREET
ANLABY
HU10 7DW**



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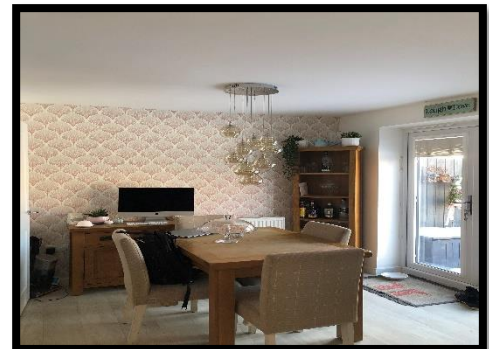


LOCATION

- Anlaby is a popular west Hull village, well served by good local amenities and benefits from good local schools making this a popular choice for families.

SUMMARY

- A semi-detached house built in 2017 by National Builders, David Wilson Homes with the remainder of the original build warranty.
- The accommodation briefly comprises ground and first floor and can be seen in more detail on the floor plan forming part of these sale particulars and briefly comprises as follows:
- **Ground Floor**
- **Entrance Hall** via entrance door to front. Radiator and light fitting.
- **WC** – Radiator and light fitting. Two piece suite comprising WC and pedestal wash hand basin.
- **Lounge** - 11'9" x 16'4" (3.651m x 5.002m) excluding bay. Upvc double glazed window to front aspect, radiator and light fittings.
- **Open Plan Kitchen/Diner** - 15'4" x 10'8" (4.721m x 3.293m). Upvc double glazed window to rear aspect with Upvc double glazed double doors leading to garden, radiators, light fittings and laminate flooring. Fitted kitchen with units with downlighters comprising base, drawer and wall mounted units with worksurfaces, sink unit, integrated appliances, oven/grill, hob and extractor hood above.



Unit 9, Waterside Business Park,
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First Floor Landing

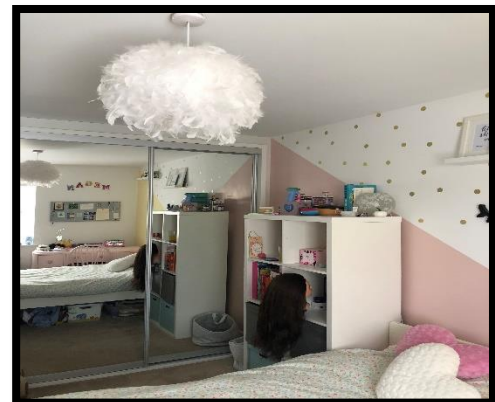
- Upvc double glazed window to side aspect, radiator and light fitting. Airing cupboard and doors to all bedrooms and family bathroom.
- **Master Bedroom** - 9'3" x 10'5" (2.844m x 3.229m). Upvc double glazed window to rear aspect radiator, light fitting, built in fitted furniture with mirror front, carpeted.
- **En-Suite** - 4'8" x 4'6" (1.466m x 1.407m) .Upvc double glazed window to rear aspect, radiator. Three piece suite comprising walk in shower, wash hand basin and WC.
- **Bedroom 2** - 12'7" x 8'1" (3.889m x 2.475m) Upvc double glazed window to front aspect, radiator and light fitting.
- **Bedroom 3** - 12'7" x 8'1" (3.889m x 2.475m) Upvc double glazed window to front aspect, radiator, light fitting and built in fitted wardrobes.
- **Family Bathroom** - Upvc double glazed privacy window, heated towel rail, light fitting and extractor fan. Three piece suite comprising WC, pedestal wash hand basin and panel bath with shower over.
- **Outside** - Lawn garden with borders and access to side drive.

HOW MUCH IS IT?

- **PRICE:** £219,995

COUNCIL TAX

- The property is listed within Band C of the Council Tax Listings.



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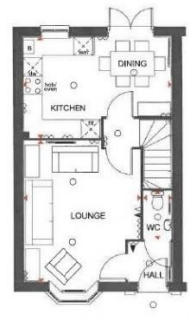


ANYTHING ELSE I NEED TO KNOW?

- **CENTRAL HEATING:** The property has the benefit of gas central heating.
- **EPC:** The property has a rating of B83..
- **TENURE:** The property is freehold.

ANYTHING ELSE I NEED TO KNOW?

- **FIXTURES AND FITTINGS:** Fixture and Fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified by contact one of the Team.



WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3. Date: February 2021. File Ref: A2312.



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