

Whitakers

Estate Agents



97 Saffrondale, Hull, HU10 6QB

£160,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are delighted to introduce this spacious end-terrace property, occupying a generous plot within the ever-popular village of Anlaby. Enjoying excellent access to a wealth of local amenities, well-regarded schools, transport links and nearby leisure facilities, the property offers well-proportioned accommodation throughout, making it an excellent choice for a wide range of purchasers seeking a home within a well-established residential setting.

Upon entry, the resident is greeted by a welcoming hallway with useful under-stairs storage. The ground floor also constitutes a fitted kitchen together with a spacious open plan lounge / dining room. A fixed staircase ascends to the first floor which boasts three well-proportioned bedrooms, the principal benefiting from fitted furniture. All rooms are served by a fully tiled bathroom furnished with a three-piece suite incorporating a shower over the bath.

Externally to the front aspect, there is a gravelled garden with a dropped kerb providing off-street parking for multiple vehicles.

French doors from the dining area open onto a paved patio seating area overlooking an enclosed rear garden, predominantly laid to lawn and complemented by decorative slate chippings.

Presenting excellent scope for cosmetic improvement, this property offers purchasers the opportunity to update and personalise the accommodation to suit their own tastes. Early viewing is strongly recommended to appreciate the spacious accommodation, generous plot and convenient village location this property has to offer.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with a dropped kerb providing off-street parking for multiple vehicles.

Ground floor

Hallway

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Kitchen 11'9" x 9'6" maximum (3.59 x 2.92 maximum)



UPVC double glazed door and window, central heating radiator, and cushion effect laminate flooring. Fitted with a range of floor and eye level units, two worktops, sink with mixer tap, plumbing for a dishwasher and a washing machine, and integrated oven with hob and extractor hood above.

Open plan lounge / dining room 21'1" x 13'4" maximum (6.45 x 4.08 maximum)



Lounge



UPVC double glazed window, central heating radiator, feature fireplace with exposed brick surround, and laminate flooring.

Dining area



UPVC double glazed French doors with side windows, central heating radiator, and laminate flooring.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'11" x 11'2" (3.65 x 3.41)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, and carpeted flooring.

Bedroom two 8'9" x 12'2" (2.67 x 3.73)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 8'10" x 8'10" maximum (2.71 x 2.70 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining area open onto a paved patio seating area overlooking an enclosed rear garden, predominantly laid to lawn and complemented by decorative slate chippings.

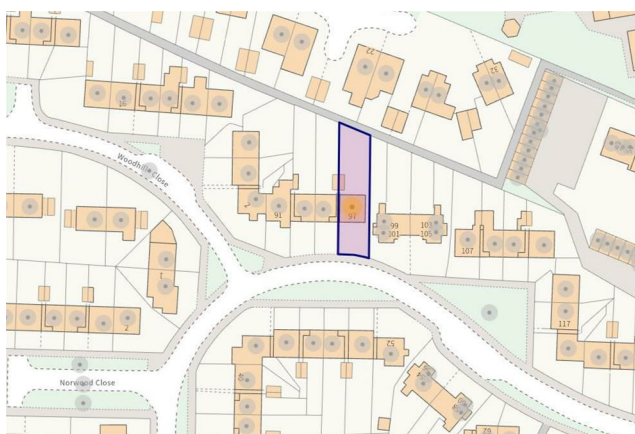
Additional features

The residence also benefits from having a detached brick-built outhouse.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL196097000
Council Tax band - A

EPC rating

EPC rating - C

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 14 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.

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.

Whitakers Estate Agent Declaration

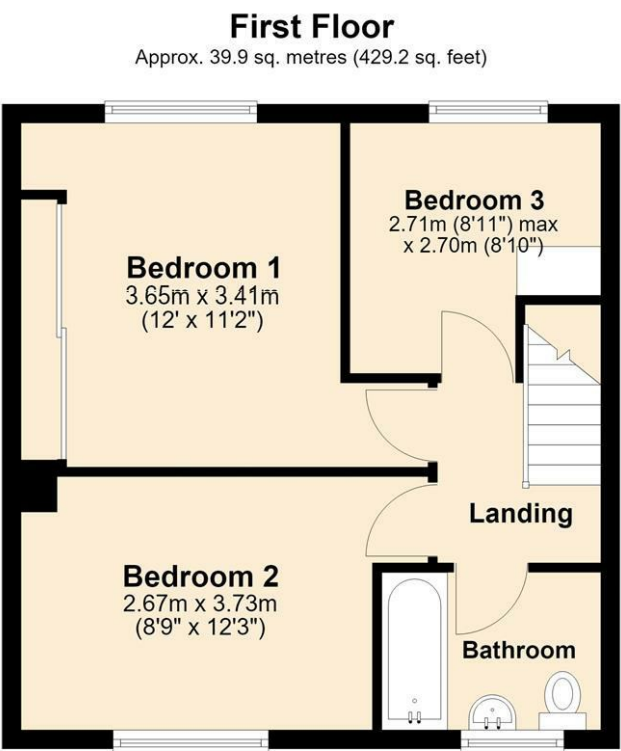
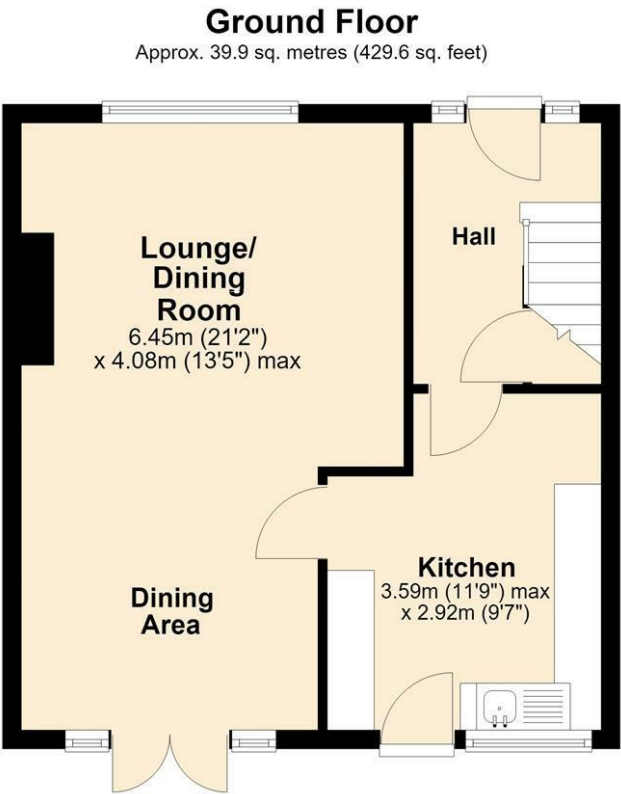
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

Whitakers Estate Agents Limited 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.

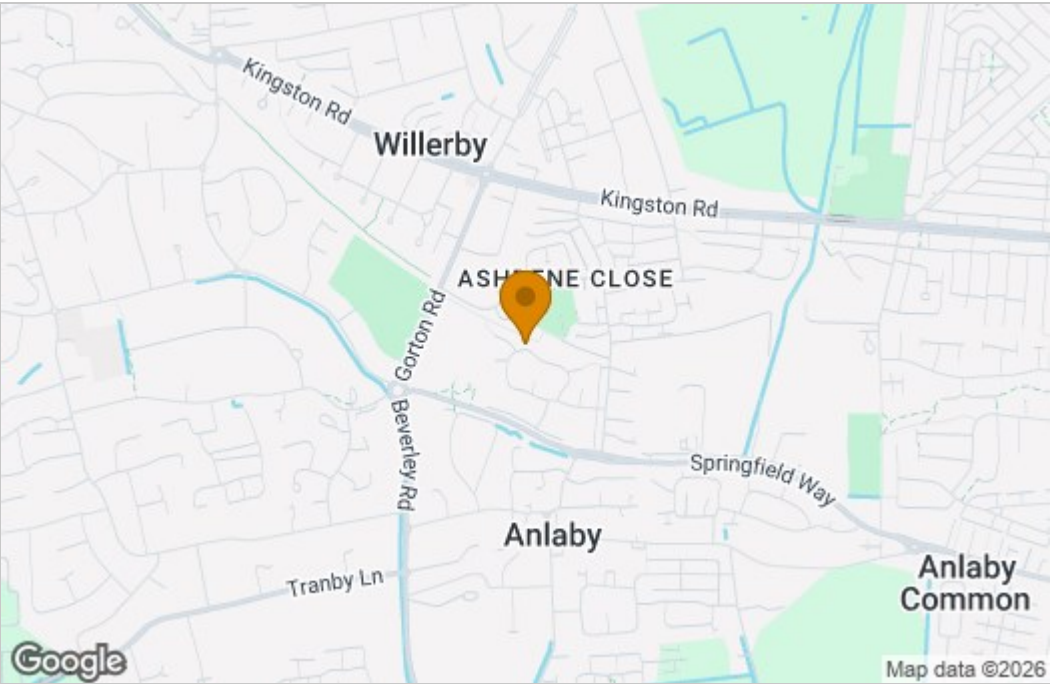
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

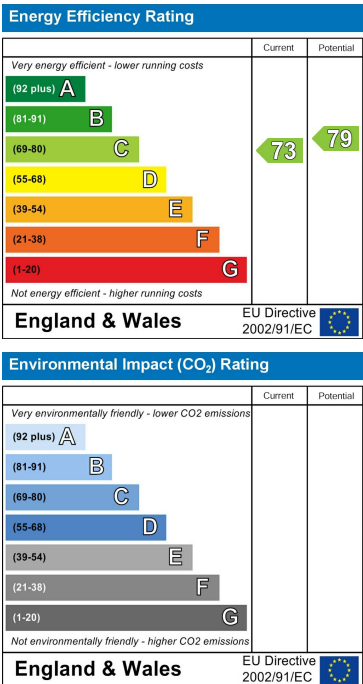


Total area: approx. 79.8 sq. metres (858.8 sq. feet)

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