



9, Penwith Drive,  
Anlaby, HU10 6QW  
£245,000



## ABOUT THE PROPERTY

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Anlaby's most desirable residential locations, ideally placed for access to a wide range of local amenities, shops, cafés and restaurants within the village centre. The property also lies within close proximity to well-regarded schooling and excellent transport links to Hull city centre and the surrounding villages.

This lovely property boasts of lovely lounge, modern kitchen, separate dining room & downstairs bathroom with three bedrooms to the first floor. Beautifully presented rear garden with additional man cave.

An early internal viewing is highly recommended to avoid disappointment.

Tenure - Freehold  
Council Tax Band - C







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East Riding of Yorkshire  
Band: C

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE PORCH/HALL

UPVC front entrance door opens into the spacious entrance porch with laminate flooring and coving to the ceiling. A further door leads into the open plan entrance with stairs to the first floor.

### LIVING ROOM

6.820 x 3.860 (22'4" x 12'7")

A lovely spacious room with bow window, coving to the ceiling and feature panel wall.

### BATHROOM

2.180 x 2.050 (7'1" x 6'8")

Modern suite comprising of panelled bath with waterfall shower over and hand held attachment, pedestal hand basin with moulded sink and low level WC. Contemporary tiling to the walls, tall feature towel radiator, wall mounted light up vanity mirror and laminate flooring.

### KITCHEN

3.020 x 4.830 (9'10" x 15'10")

Stunning upgraded kitchen with a good range of modern high gloss contrasting kitchen units with complimentary work surfaces, two integrated fan ovens, five ring gas hob with modern extractor over and separate integrated fridge and freezer. With tiling to the walls, splashbacks and laminate flooring. Patio doors open with steps down to the rear garden.

### UTILITY ROOM

Fitted with a range of wall units, laminate flooring, space/plumbing for washing machine, space for tumble dryer.

### DINING ROOM

2.960 x 4.6 (9'8" x 15'1")

Lovely dining room overlooking rear garden, bi-folding doors.

## FIRST FLOOR

### LANDING

Loft access.

### MASTER BEDROOM

2.380 x 4.480 (7'9" x 14'8")

UPVC double glazed window to the front, fitted wardrobes with sliding doors, radiator.

### BEDROOM TWO

2.190 x 3.810 (7'2" x 12'5")

UPVC double glazed window to the rear, radiator.

### BEDROOM THREE

2.690 x 1.800 (8'9" x 5'10")

UPVC double glazed window to the rear, radiator.

### OUTSIDE

To the front of the property is the gravelled driveway providing ample off road parking. Side access gate leading to rear garden.

To the rear of the property is the beautifully presented garden laid with artificial grass, decorative stoned area, feature paved patio with wooden pergola over. Raised brick built flower beds & decorative shrubbery.

### BIKE STORE

3.680 x 2.780 (12'0" x 9'1")

### TOOL STORE

1.540 x 3.040 (5'0" x 9'11")

### MAN CAVE

4.180 x 3.040 (13'8" x 9'11")

Covered entrance, fully insulated, electric & heating.

## ADDITIONAL INFORMATION

### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

## MEASUREMENTS/FLOORPLANS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

Mains water, drainage and electricity are connected to the property.

## APPLIANCES

No appliances have been tested by the agent.





Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
 We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

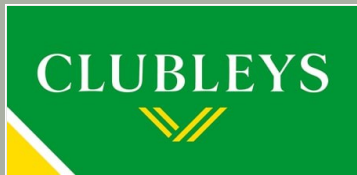
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.