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HUDSON
PROPERTY



2 Pryme Street, Anlaby

£189,950

- Charming Cottage
- Well Presented
- Two Bedrooms & Nursery
- Two Bath/Shower Rooms
- Three Reception Rooms
- G.C.H. & uPVC D.G.
- South-Facing Garden
- Great Cental Location!

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INTRODUCTION

This charming, well presented cottage is about 300m from the village shops and only half a mile from Anlaby Retail Park with shops like Marks & Spencer, Costa, and Next. The cottage itself, believed to date back to the 17th century, is set out over two floors. The ground floor comprises a dining room, lounge, inner hallway, snug, lobby, kitchen, and shower room. The first floor comprises a landing, master bedroom with en-suite bathroom, a smaller double bedroom, and a third room of limited height but currently used as a nursery. The house is fitted with gas central heating and uPVC double glazing. To the front of the property is on-street parking, whilst to the rear is a charming south-facing hard-landscaped garden with a brick store. This is a wonderful home in a great central location, so call Hudson Property now to book your viewing!



PROPERTY HISTORY

We understand that this property was originally two single storey dwellings on the local farmstead dating back to the 17th century; that at some stage the buildings were used as coach houses; that in the 19th century upper storeys were added, and that in recent years two of the cottages were re-developed into one dwelling, creating this property (the sellers do have available to see the plans from before and after the conversion). However, we are unable to provide historical evidence.

PROGRAM OF IMPROVEMENTS

Since buying the property in 2012, the current owners have undertaken many improvements, including: replacing all first floor radiators, replacing all carpets, redecoration throughout, boarded out loft with loft ladder, good storage throughout, large conifer and pond removed from rear garden.

GROUND FLOOR

Dining Room

3.79m x 3.12m max (12'5" x 10'3" max)

Glass-panelled front door, tiled floor, cast iron radiator, fireplace, range of fitted cupboards and shelving units, window to front elevation.

Lounge

4.76m max x 3.67m max (15'7" max x 12'0" max)

Carpet, cast iron radiator, fireplace with coal-effect gas fire, windows to front and rear elevations, storage cupboard with shelving and coat hooks.

Inner Hallway

2.82m x 1.84m to cupboards (9'3" x 6'0" to cupboards)

Tiled floor, cast iron radiator, integral fitted storage cupboards beneath the



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stairs, staircase to first floor landing with window to left side elevation, French doors with complementary side windows from snug.

Snug

2.78m x 2.28m (9'1" x 7'6")

Carpet, radiator, small filled bay window to right side elevation, French doors with complementary side windows to inner hallway.

Lobby

0.94m x 0.82m (3'1" x 2'8")

Tiled floor, cast iron radiator, open to kitchen.

Kitchen

3.12m max x 2.00m max (10'3" max x 6'7" max)

Tiled floor, range of fitted units, cupboards and granite work tops, stainless steel circular underslung sink with contemporary mixer tap over, integral washing machine, double integrated refrigerator drawers, double integrated dishwasher drawers, integrated double electric oven and grill with 4-ring ceramic hob with brick-effect tiled splash-back and stainless steel visible-flue extractor over, wall-mounted extractor, glass-panelled door and window to rear elevation opening out into rear garden.

Shower Room

2.45m max x 1.99m max (8'0" max x 6'6" max)

Fully tiled floor and walls, integrated low-flush WC with glass wall-mounted shelf over, vanity unit wash basin with cupboards beneath and wall-mounted mirror over, corner shower cubicle with mains-fed 'rainfall' shower, wall-mounted extractor, window to rear elevation, cast iron radiator.

FIRST FLOOR

Landing

2.84m to cupboards x 0.95m min (9'4" to cupboards x 3'1" min)

The landing is split-level, with carpet, radiator, integrated shelved storage cupboard also housing the boiler ('Ideal Logic Plus Combi 30').

Master Bedroom

3.96m x 3.13m max to wdb's (13'0" x 10'3" max to wdb's)

Carpet, radiator, wall-to-wall fitted wardrobes with mirrored sliding doors, window to front elevation. The maximum room width including the wardrobes measures 3.76m (12'4").

En-Suite Bathroom

2.74m x 2.12m max (9'0" x 6'11" max)

Linoleum floor, partly wood-panelled walls, down-lighting, cast iron radiator, integrated low-flush WC and vanity unit wash basin with cupboards beneath, fitted double-ended wood-panelled bath with combination shower tap and tiled surround, wall-mounted extractor, access hatch to main loft space, window to rear elevation, shelved storage cupboard.

Bedroom 2

3.70m max x 2.80m max (12'2" max x 9'2" max)

Carpet, radiator, small access hatch to second loft space, window to front elevation.

Nursery/Study

2.86m x 1.85m (9'5" x 6'1")

Wood-effect laminate floor, radiator, Velux window with blind to rear roof elevation.

OUTSIDE

Front & Rear

Front: on-street parking.

Left hand side: timber gate providing access to a path along the left hand side of the property with storage area for bins, beyond which a further timber gate provides access to the rear garden.

Rear: fully enclosed hard-landscaped south-facing garden laid to gravel with paved patio, large Belfast sink with hot and cold outdoor taps, outdoor lighting, and a detached brick store.

OTHER INFORMATION

Parking

In addition to the on-street parking on Pryme Street itself, the owners of a private car park across the road wrote to the local residents in 2000 offering use of their car park, at no charge, to increase the parking provision for residents. There is of course no guarantee that this arrangement will remain in place. A copy of the letter is available to see on request.

Rear Ground Floor Extension

The existing owners have considered building a sun room at the rear of the property that would measure approximately 6.5 Metres in length, and the plans/drawings are available to see at the property.

Stamp Duty

Many property purchases are subject to Stamp Duty Land Tax, and there have been significant changes in recent years to the rules governing stamp duty and the amounts levied. HM Revenue & Customs have an online calculator to assist you in working out what stamp duty you may have to pay in relation to your purchase (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor.

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Ground Floor



First Floor



OTHER INFORMATION

Council tax: C

Services: Mains drainage, water, electricity and gas are all connected to the property.

Tenure: Freehold

Fixtures & Fittings: All carpets are included in the sale. The curtains, blinds and light fittings may be available to purchase by separate negotiation.

Viewing: strictly by appointment only - call Hudson

NOTE ABOUT PHOTOGRAPHS

A wide angle lense has been used in order to show as much of the rooms as possible, but this can sometimes distort the size of the rooms, so please do refer to the measurements and floor plans available.

Energy Performance Certificate



2, Pryme Street, Anlaby, HULL, HU10 6SH

Dwelling type: End-terrace house
Date of assessment: 25 January 2014
Date of certificate: 25 January 2014

Reference number: 2758-5095-7299-1084-8970
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 m²

Use this document to:

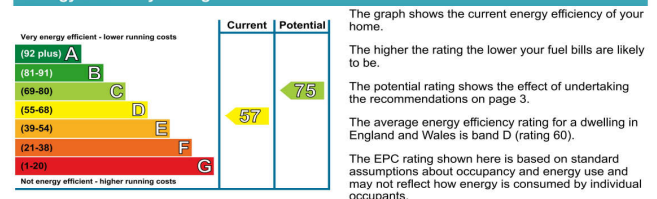
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,420
Over 3 years you could save	£ 723

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 171 over 3 years	
Heating	£ 2,799 over 3 years	£ 2,325 over 3 years	
Hot Water	£ 282 over 3 years	£ 201 over 3 years	
Totals	£ 3,420	£ 2,697	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 369	✓
2 Floor Insulation	£800 - £1,200	£ 132	✓
3 Low energy lighting for all fixed outlets	£65	£ 144	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.