



**Cape Drive, Anlaby, HU10 7FP**  
Offers Over £559,950



Platinum Collection

## Cape Drive, Anlaby, HU10 7FP

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A truly sensational home! Enjoying one of the most envied aspects on the whole development, this double fronted superior detached residence really has the wow factor throughout with over 1800sqft of living accommodation.

This property has left no stone unturned with upgrades made throughout both internally and externally. The accommodation briefly comprises of a welcoming Entrance Hall with a Living Room, Sitting and Cloakroom off, at the rear of the ground floor is the hub of the home with a large Living Dining Kitchen and a Utility Room. To the first Floor there are 5 Double Bedrooms, two with En-suite facilities and a further Family Bathroom.

Externally the property has so much to offer. A fantastic south facing landscaped rear garden with porcelain tiled patio area and Pergola, access to the double garage and a purpose cabin which has the potential to be a salon, office or bar area.

Early viewing is essential to avoid missing out on this magnificent property.



# Cape Drive, Anlaby, HU10 7FP

## Key Features

- Beautiful Detached Residence
- 2 En-Suite Bedrooms
- Landscaped South Facing Rear Garden
- Converted Double Garage
- Work From Home Studio/Salon
- Stunning Living/Dining Kitchen
- Fantastic Family Home
- Rarely Available
- Parking for 6 Vehicles
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **ANLABY**

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## **GROUND FLOOR ACCOMMODATION;**

### **ENTRANCE HALL**

A delightful and spacious entrance hall providing access to the accommodation, with recessed spotlights and an under stairs cupboard.

### **CLOAKROOM**

4'8 x 4'5 (1.42m x 1.35m )

With a concealed cistern WC, a floating vanity wash hand basin, tiled flooring, partially tiled walls, recessed spotlights designer radiator and a an extractor fan.

### **LIVING ROOM**

14'9 x 12'9 (4.50m x 3.89m )

A generous living room with a designer radiator and window to the front elevation with wooden shutter blinds.

### **SITTING ROOM / OFFICE**

11'7 x 8'11 (3.53m x 2.72m )

A flexible living space currently utilised as an office with designer radiator and a window to the front elevation with wooden shutter blinds.

### **LIVING/DINING KITCHEN**

33'10 x 11'11 (10.31m x 3.63m )

The hub of the home. This fabulous open plan space is modern, light and spacious with tiled flooring throughout with underfloor heating and bi-folding

doors overlooking the rear garden. The kitchen has light grey shaker style wall and base units with laminated work surfaces and a kitchen island. Integrated appliances include a 5 ring Gas Hob, Electric Double Oven, Fridge/Freezer, Automatic Dishwasher, Stainless Steel Sink Unit with Filtered Water Tap and an Extractor Fan. There is further space for dining and a living space with a media wall.

### **UTILITY ROOM**

6'10 x 5'4 (2.08m x 1.63m)

With grey shaker wall and base units and laminated work surfaces. Plumbing for an Automatic Washing Machine, space for a Tumble Dryer, tiled flooring and a side door.

## **FIRST FLOOR ACCOMMODATION;**

### **MASTER BEDROOM**

14'6 max x 9'8 + wardrobes (4.42m max x 2.95m + wardrobes)

A superb master bedroom suite with fitted wardrobes, designer radiator, wooden shutter blinds, remote operated drop down TV and access to the en-suite shower room.

### **EN-SUITE**

8'5 x 4'6 (2.57m x 1.37m )

With a three piece suite comprising of a Double Shower Enclosure, Concealed Cistern WC and a Floating Vanity Wash Hand Basin. Further benefitting from tiled flooring, partially tiled walls, demisting mirror, a heated towel rail inset ceiling speakers, recessed spotlights, extractor fan and a window to the side elevation.

### **BEDROOM 2**

9'11 + wardrobes x 11 (3.02m + wardrobes x 3.35m)

A bedroom of double proportions with fitted wardrobes, window to the front elevation, wooden shutter blinds and access to the en-suite.

### **EN-SUITE**

8'2 x 4'7 (2.49m x 1.40m )

With a three piece suite comprising of a Shower Enclosure, Concealed Cistern WC and a Floating Vanity Wash Hand Basin. Further benefitting from tiled flooring, partially tiled walls, demisting mirror, a heated towel rail inset ceiling speakers, recessed spotlights, extra shaving point, extractor fan and a window to the side elevation.

### **BEDROOM 3**

12'5 x 8'9 + wardrobes (3.78m x 2.67m + wardrobes )

A bedroom of double proportions with fitted wardrobes, designer radiator and a window to the rear elevation.

### **BEDROOM 4**

12'5 max x 11'8 (3.78m max x 3.56m )

A double bedroom with fitted wardrobe, designer radiator and a window to the rear elevation.

### **BEDROOM 5**

9'10 x 9'7 (3.00m x 2.92m )

A further bedroom of double proportions with designer radiator, window to the front elevation and wooden shutter blinds.

### **BATHROOM**

8'9 x 8'4 (2.67m x 2.54m )

With a four piece suite comprising of a Panelled Bath, Shower Enclosure, Concealed Cistern WC and a Floating Vanity Wash Hand Basin. Further benefitting from tiled flooring, partially tiled walls, demisting mirror, a heated towel rail, recessed spotlights, extra shaving point, extractor fan and a window to the rear elevation.

### **LOFT**

The loft benefits from a drop down ladder, extra insulation, boarded for storage, light and power supply.



## **EXTERNAL;**

### **FRONT**

Shaped lawn with brick-set footpath.

### **DRIVEWAY**

A block paved side drive providing ample off-street parking leading to the garage.

### **DOUBLE GARAGE**

19'1 x 19'1 (5.82m x 5.82m )

A double garage that has been internally altered. With fitted white gloss wall and base kitchen units. Extra insulation. Fitted alarm system.

### **SALON/CABIN**

19 x 17'5 max (5.79m x 5.31m max )

A purpose built salon. Benefitting from an electric heating/air con system, its own water supply and sink unit, alarm system, sliding patio doors, decking and seating area.

### **REAR**

Enjoying a southerly aspect this fabulous rear garden has been beautifully landscaped and is immaculately maintained. Benefitting from a covered porcelain tiled patio creating a superb entertainment area. Shaped lawn, herbaceous borders,

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**SECURITY** - The property has the benefit of an installed burglar alarm system and CCTV.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F (East Riding Of Yorkshire Council).

We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **TENURE**

We understand that the property is Freehold.

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer in-house professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENTS NOTES**

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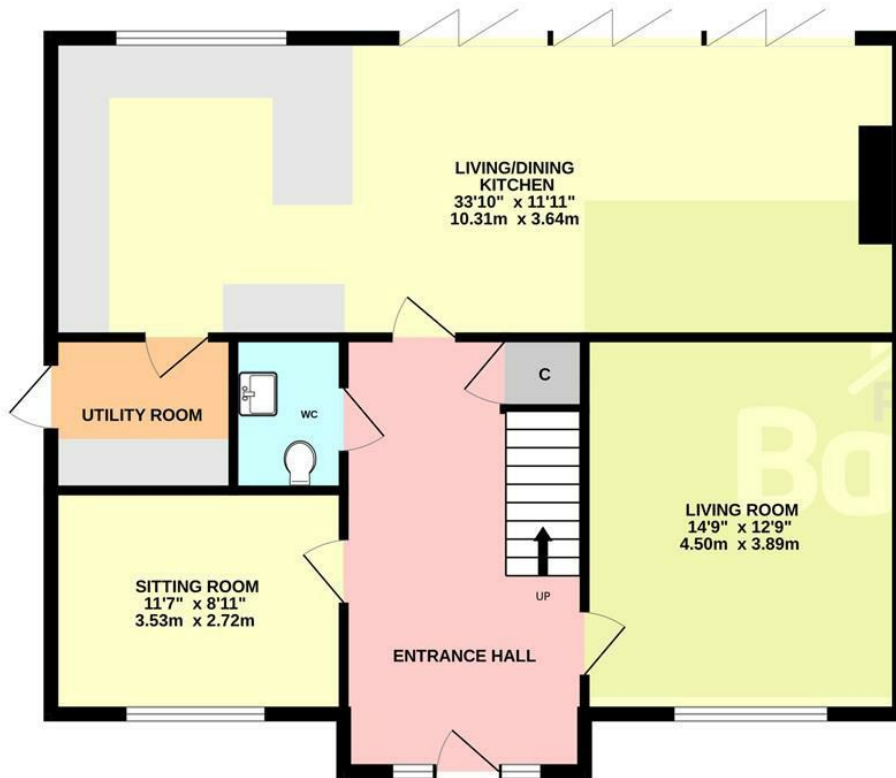
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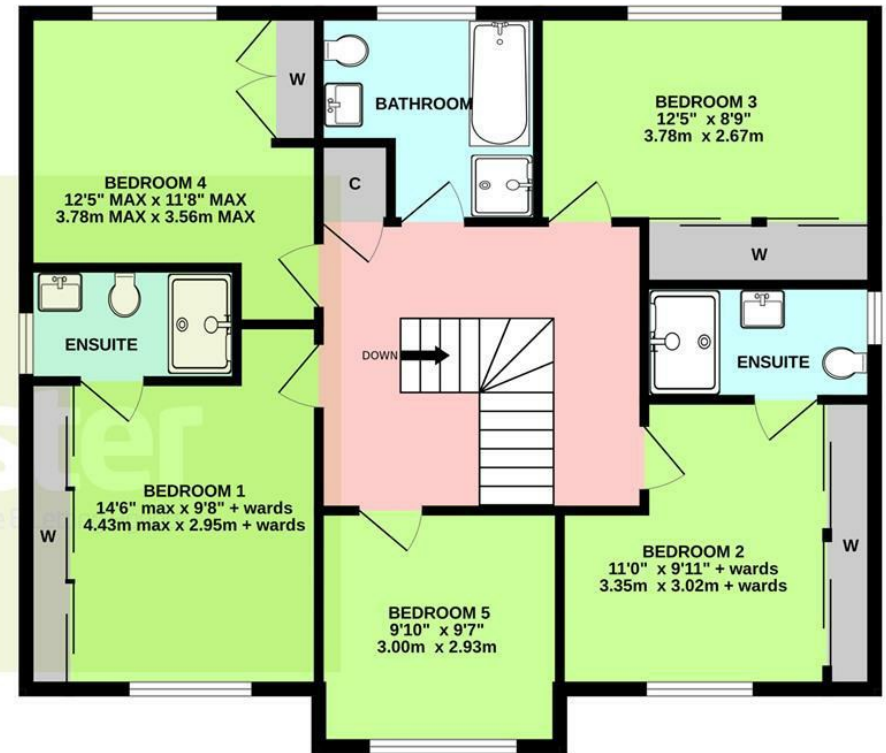




GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.

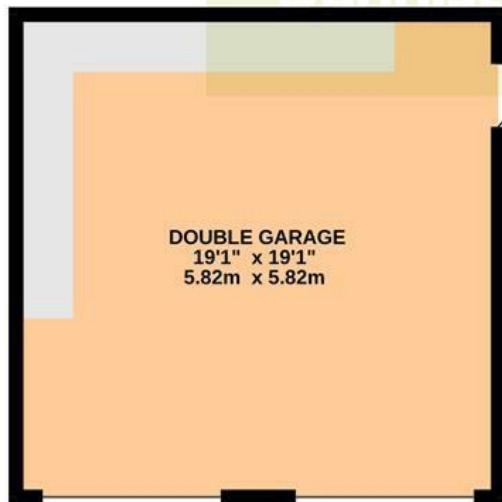


TOTAL FLOOR AREA : 1860 sq.ft. (172.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

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