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Matthew
Limb
MOVING HOME



3 Barkworth Close, Anlaby, East Yorkshire, HU10 7HL

- 📍 Semi-Detached Bungalow
- 📍 Requiring Modernisation
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 Spacious Dining Kitchen
- 📍 Gardens, Drive & Garage
- 📍 Cul-de-Sac Position
- 📍 Freehold / EPC = D

£250,000

INTRODUCTION

Occupying a cul-de-sac position is this semi-detached "true" bungalow offering great potential for an incoming purchaser to create a lovely home. Requiring a degree of modernisation, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, spacious dining kitchen, three bedrooms and a bathroom. The property has the benefit of gas central heating to radiators and double glazing.

Gardens extend to the front and rear and are set out for ease of maintenance being paved and gravelled. A driveway provides off street parking and leads onwards to the detached single garage.

LOCATION

The property is located on Barkworth Close which lies off Broadley Avenue on the border between Kirk Ella and Anlaby. Kirk Ella and Anlaby are popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including St Andrew's Primary School and Wolfreton School.

Haltemprice Sports Centre and the 'Beech Tree' pub are just a short walk away and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

With loft access hatch and coat cupboard.

LOUNGE

15'0" x 12'10" approx (4.57m x 3.91m approx)
Bow window to front.



DINING KITCHEN

19'4" x 9'3" approx (5.89m x 2.82m approx)
With fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob with filter hood above. There is an under counter fridge and dishwasher. Ample space for a dining table and chairs. Window to rear and doors out to the rear garden.



KITCHEN AREA



BEDROOM 1

13'11" x 9'11" approx (4.24m x 3.02m approx)
With fitted furniture including wardrobes, drawers and bedside cabinets. Bow window to front.



BEDROOM 2

10'10" x 8'11" approx (3.30m x 2.72m approx)
Window to rear.



BEDROOM 3

6'10" x 6'0" approx (2.08m x 1.83m approx)
Window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled walls, storage cupboard and window to rear.



OUTSIDE

A low maintenance garden extends to the front with attractive paving. A side drive provides off street parking and leads onwards to the detached single garage. The rear garden is also set out for ease of maintenance being paved with fencing to the boundary.



FRONT GARDEN & DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

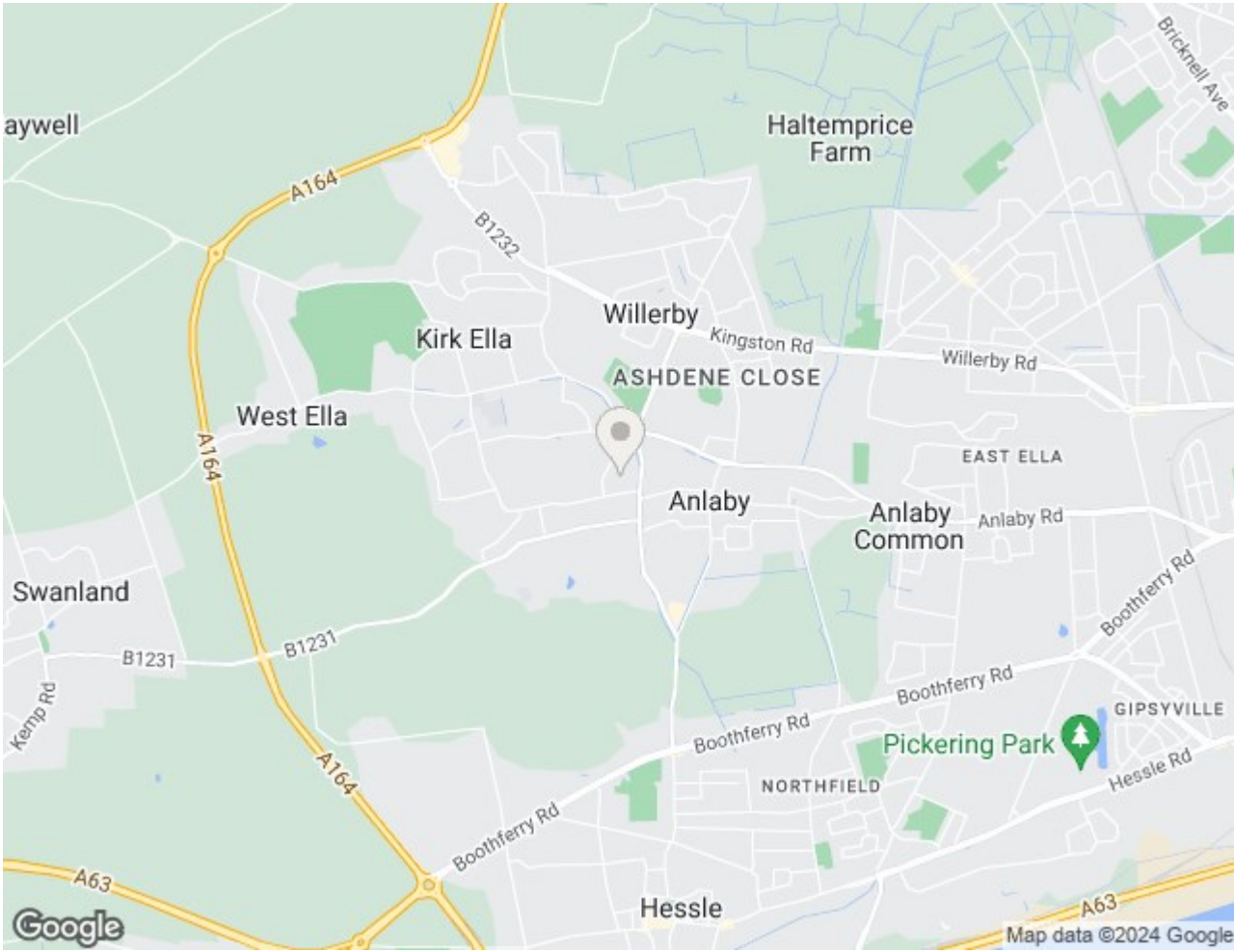
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view 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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



Total area: approx. 76.9 sq. metres (828.2 sq. feet)

