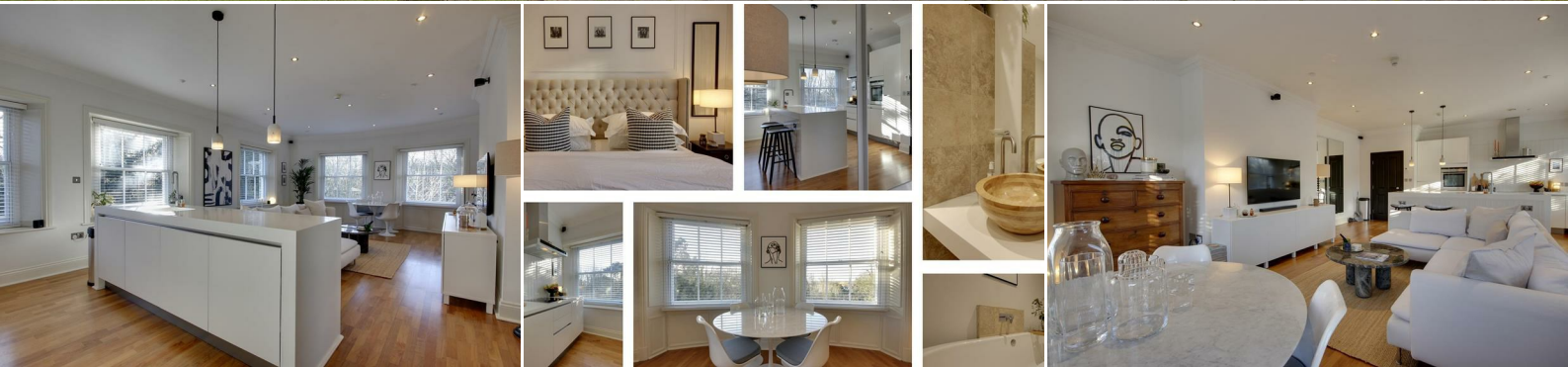


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Matthew
Limb
MOVING HOME



Apartment 9 The Main House, Anlaby House Estate, Anlaby, East Yorkshire,

- 📍 Simply Stunning
- 📍 Period Features
- 📍 Penthouse Style Apartment
- 📍 Two Beds / Two Baths
- 📍 Contemporary Fittings
- 📍 Views Across Parkland
- 📍 Council Tax Band = C
- 📍 Leasehold / EPC = D

£275,000

INTRODUCTION

Apartment 9 is a penthouse-style property on the upper floor of the tremendous Grade II listed 'The Main House' situated in the centre of the 4 acres of the Anlaby House Estate. Subject to an exquisite conversion by Space Architects in 2011/12 which transformed the house into 12 luxury apartments, each with its own individual design incorporating the traditional elements of the Georgian property whilst adding all of the modern luxuries one might expect from a renovation of this standard.

As one of only two apartments occupying the second floor of the main building, access is granted via the main entrance, that opens to the vast hall with its sweeping stone staircase which exudes a sense of grandeur.

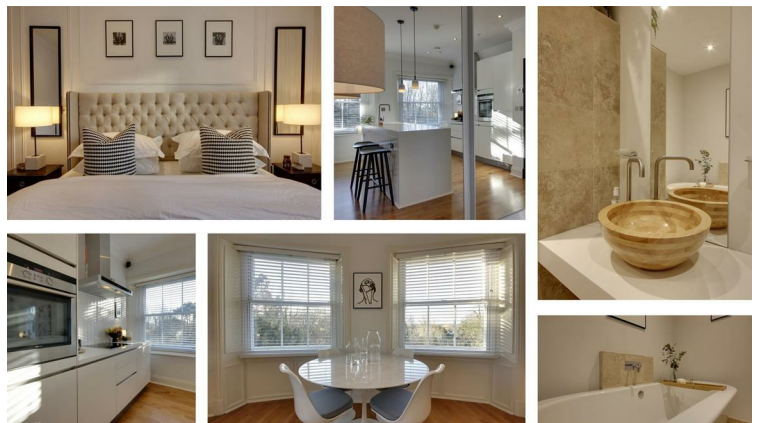
The apartment has its own private entrance hall from which all rooms are accessed, with the living accommodation to one side, and the beds/baths to the other. The open plan living space has five large Georgian sash windows with far reaching views over the surrounding parklands. The two bedrooms are a good size and the principal bedroom is served by a separate en-suite shower room. There is also a large 'house bathroom' with contemporary freestanding bath and separate shower enclosure.

In addition to the main property, there is a large lockable storage cupboard on the landing directly outside of the apartment, and a second storage cupboard in the easily accessible basement. Outside are private reserved parking bays and ample visitor parking.

The Anlaby House Estate is a 4 acre site, with manicured gardens which include a large variety of ancient trees, and is also home to an array of animals and wildlife. The estate also includes a selection of exclusive residences built in a style sympathetic to the main house and all residents pay into a management fund to maintain the appearance of the estate.

LOCATION

The sought after Anlaby House Estate is situated off Beverley Road and is a beautiful setting comprising many fine homes in addition to the historic Grade II listed Anlaby House. The village of Anlaby lies approximately 5 miles to the west of Hull city centre and has a good range of shops and general amenities. The area also provides a number of leisure facilities, pubs and restaurants, schooling for all ages and good public transport. Convenient access can be gained to the Humber Bridge and A63/M62 motorway network.



ACCOMMODATION

The property is located upon the upper floor and can be accessed via the staircase in the main communal hallway. A video intercom system will release the main door. Upon arriving on the second floor landing, a private residential entrance door opens to:



ENTRANCE HALLWAY

A delightful space which serves to separate the living spaces from the bedrooms in an ideal layout. The walls have a beautiful panelling detail and the floor is a terrazzo effect in complementing colours.



OPEN PLAN LIVING / KITCHEN SPACE

28'0" x 16'7" approx (8.53m x 5.05m approx)

A stunning open plan living, kitchen and dining room with three large sash windows to the rear elevation with expansive views over treetops and across the surrounding parkland, each with a deep window seat sill, and a further two sash windows to the side elevation and into the bay.

Being south facing and situated on the top floor, the room has the most beautiful natural light throughout the day, and also benefits from the most incredible sunsets from the bay windows in the evening.

It is a very quiet, peaceful place to rest at the end of the day.

Engineered wood floors have underfloor heating which keeps the space very comfortable, and the internal glazing helps to keep out any draughts from the windows.

The kitchen is a contemporary design with deep Corian work surfaces. The island has a waterfall edge with moulded sink and a tiled back. The high quality Siemens appliances are all integrated and include: dishwasher, four ring hob with extractor above, single eye-level oven and fridge/freezer.

There is ample space for dining.

Note: The secondary glazing runs throughout the entirety of the apartment.



KITCHEN AREA



LIVING AREA



BEDROOM 1

16'6" x 12'3" (reducing to 8'5") approx (5.03m x 3.73m (reducing to 2.57m) approx)

Carpeted with individually controlled underfloor heating. A good sized room with a high ceiling and period panelling detail. A large window to the rear south-facing elevation with far reaching views. There is a large built-in cupboard which provides ample storage.

There are wall mounted power points for a television.

A separate en-suite shower room is off the main bedroom.



EN-SUITE SHOWER ROOM

Has travertine tiling to the floor and walk-in shower, underfloor heating and a contemporary heated towel rail. The very large walk-in shower enclosure has a thermostat controlled waterfall shower head with fantastic water pressure. There is a shaver point by the vanity unit and all hardware is chrome/brushed steel.



BEDROOM 2

11'1" x 8'5" approx (3.38m x 2.57m approx)
Currently set-up as a dressing room and WFH space.

A good sized double room which fits a double bed and two double wardrobes. There is a large built-in cupboard which houses the hot water tank and also the washer/dryer.



HOUSE BATHROOM

9'8" x 7'9" approx (2.95m x 2.36m approx)
A large 'house' bathroom with travertine stone tiling to the floor and shower enclosure. Contemporary chrome heated towel rail, and a fantastic stylish hand basin. All hardware is chrome and brushed steel. The bath is a freestanding oval shaped deep tub. The shower, a thermostat controlled waterfall shower with a simple glass frameless enclosure. The toilet is set back behind a travertine room divider.



OUTSIDE

The property has a designated parking position plus there is visitor's parking to the side of the main building. The apartment has the use of the communal landscaped grounds of Anlaby House Estate plus there is a further parkland area situated to the south of the main house.



SERVICE CHARGE

There is a monthly service charge of £216 per month which covers items such as buildings insurance, communal gardening, window cleaning and maintenance of communal areas.

TENURE

Leasehold - 999 year lease beginning 2012.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

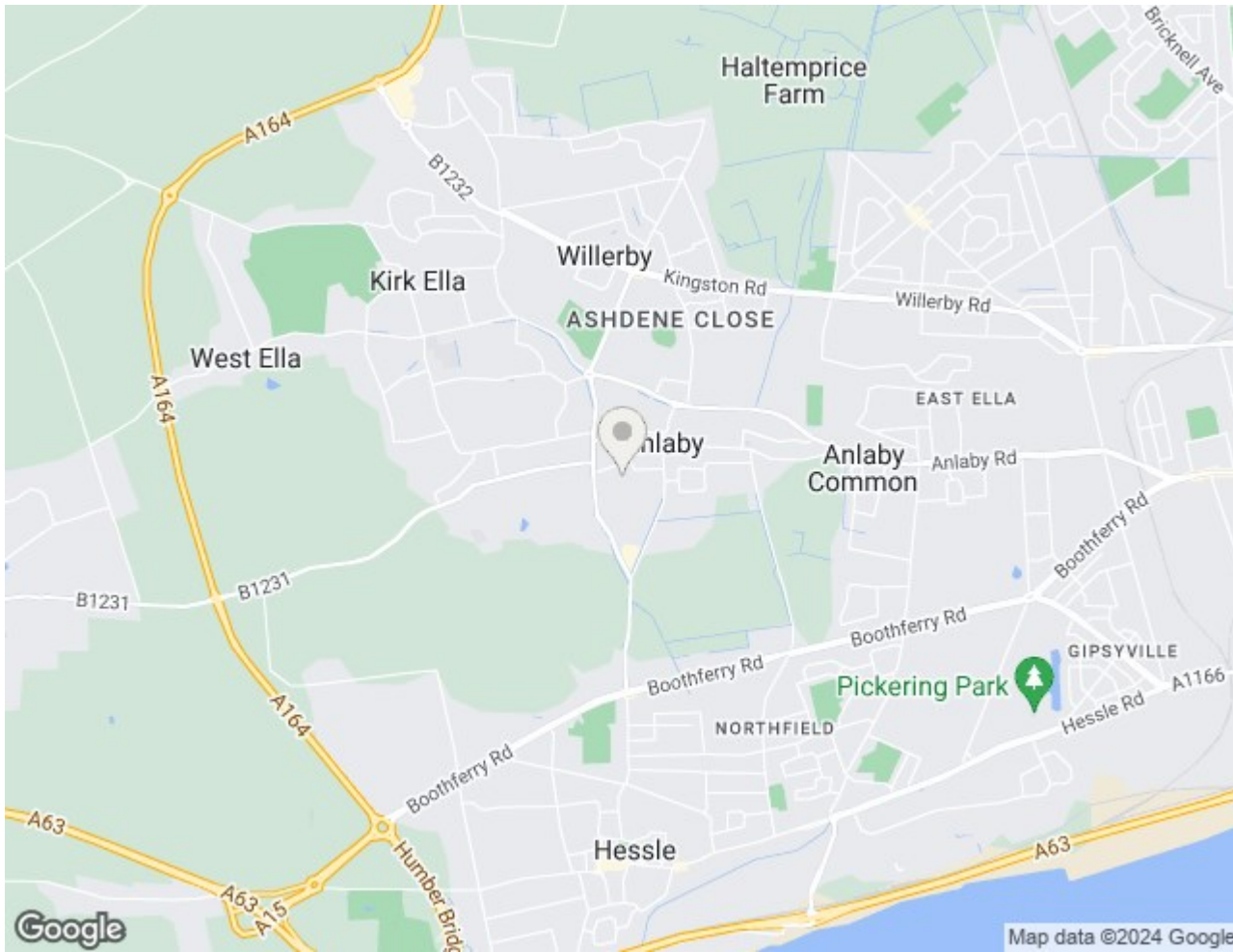
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

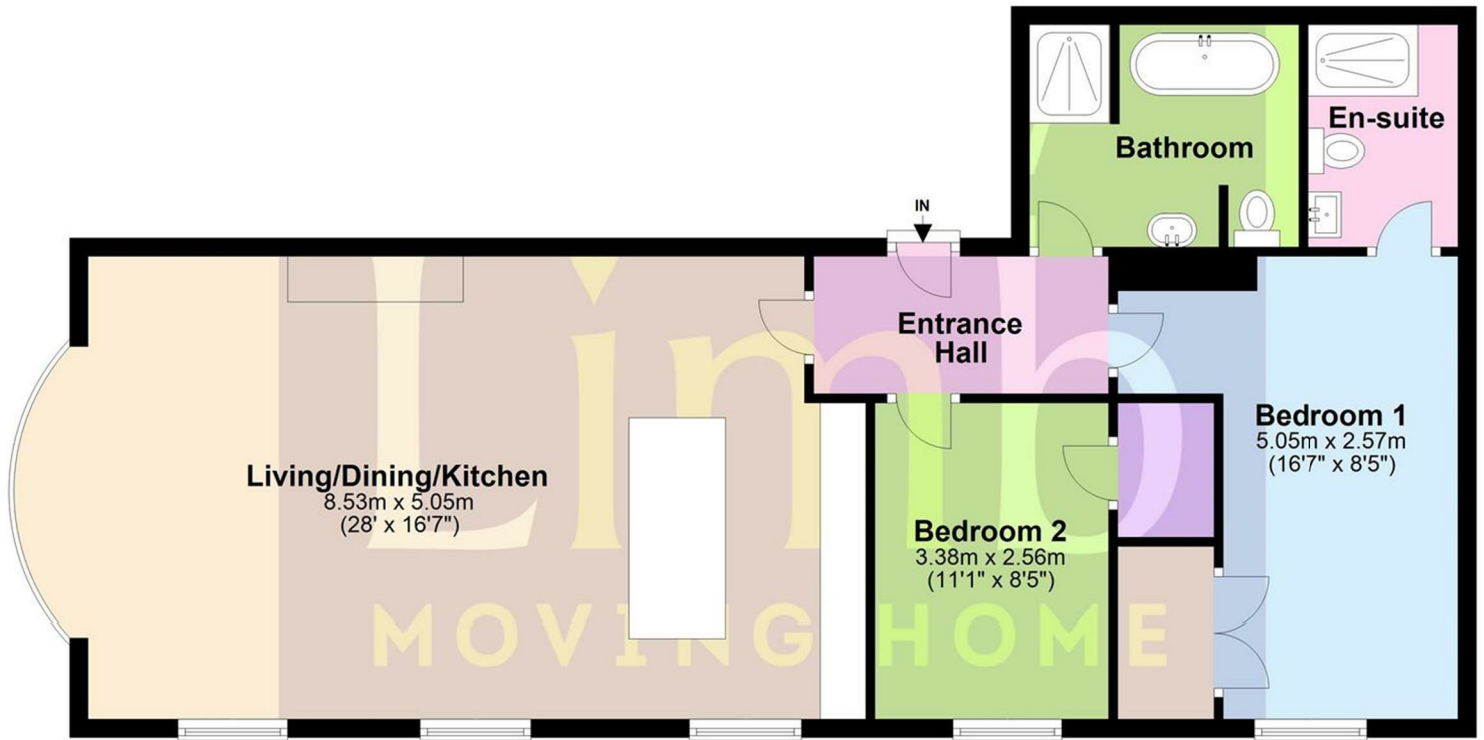
VALUATION SERVICE

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.



Second Floor

Approx. 88.3 sq. metres (950.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)

