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**Limb**  
MOVING HOME



*10 Beech Lawn, Anlaby, East Yorkshire, HU10 7BN*

- 📍 Semi-Detached Bungalow
- 📍 Recently Redecorated
- 📍 New Carpets Throughout
- 📍 Council Tax Band = C
- 📍 Two Beds / Two Shower Rooms
- 📍 Modern Kitchen
- 📍 Good Sized Gardens
- 📍 Freehold / EPC = D

**£249,950**

## INTRODUCTION

Conveniently located close to the centre of Anlaby village and occupying a lovely cul-de-sac position is this fantastic semi-detached bungalow offered for sale with no onward chain. The property has been recently redecorated and has new carpets throughout and therefore is ready for someone to move straight in. The accommodation has the benefit of gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hallway, modern dining kitchen, spacious lounge, two double bedrooms with built in wardrobes plus there are two shower rooms with modern fittings.

A lawned garden extends to the front and a side drive provides off street parking for multiple vehicles. There is a large patio area to the rear with lawn extending beyond.

## LOCATION

Beech Lawn is a quiet cul-de-sac situated off Voases Lane, close to the centre of Anlaby village. The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella and Willerby offer an excellent variety of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. Anlaby is conveniently placed for access into Hull city centre, the Humber Bridge, the nearby town of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

### Retail, Shopping & Leisure:

Situated off Springfield Way is a Morrisons Supermarket plus Anlaby Retail Park which is home to a Marks and Spencer Food Hall, Pets at Home, Costa Coffee, Next, Argos and Asda Living. In the centre of the village there is a Sainsbury's Local, well-reputed butcher, greengrocer, pharmacy and many other shops.

Haltemprice Leisure Centre can be found on Springfield Way offering a range of activities and amenities.

### Schooling:

Anlaby Primary School (Ofsted rating 'Good' December 2018).

Wolfreton School & Sixth Form College (Ofsted rating 'Good' October 2013)

Tranby Independent School

### Transport

Hull - 5 miles approx.

Cottingham – 4.7 miles approx.

Beverley – 8 miles approx.

Doncaster - 34 miles

York - 37 miles approx.

Leeds - 58 miles approx.

### Train Stations

Hull – 5 miles approx.

Cottingham – 5 miles approx

Brough – 9 miles approx.

There is a regular bus service from the centre of Anlaby.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With storage cupboard and all rooms leading off.

## DINING KITCHEN

16'5" x 9'1" (maximum) approx (5.00m x 2.77m (maximum) approx)  
Having a range of modern base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, cooker point with filter above, plumbing for a dishwasher and washing machine, tiled splashbacks, windows to side and rear and external access door.



## LOUNGE

13'1" x 11'5" approx (3.99m x 3.48m approx)  
With feature electric fire, windows to side and bay window to the front elevation.



**BEDROOM 1**

25'9" x 7'8" approx (7.85m x 2.34m approx)  
Split into two areas with built in wardrobes and patio doors leading out to the rear garden.



**BEDROOM 1 DRESSING/SITTING AREA**



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



## BEDROOM 2

12'0" x 10'5" approx (3.66m x 3.18m approx)  
With built in wardrobes and window to the front elevation.



## SHOWER ROOM

With contemporary suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights and heated towel rail.



## OUTSIDE

A lawned garden extends to the front and the driveway provides off street parking for multiple vehicles. There is a large patio area to the rear with lawn beyond and fencing to the boundary.



## 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

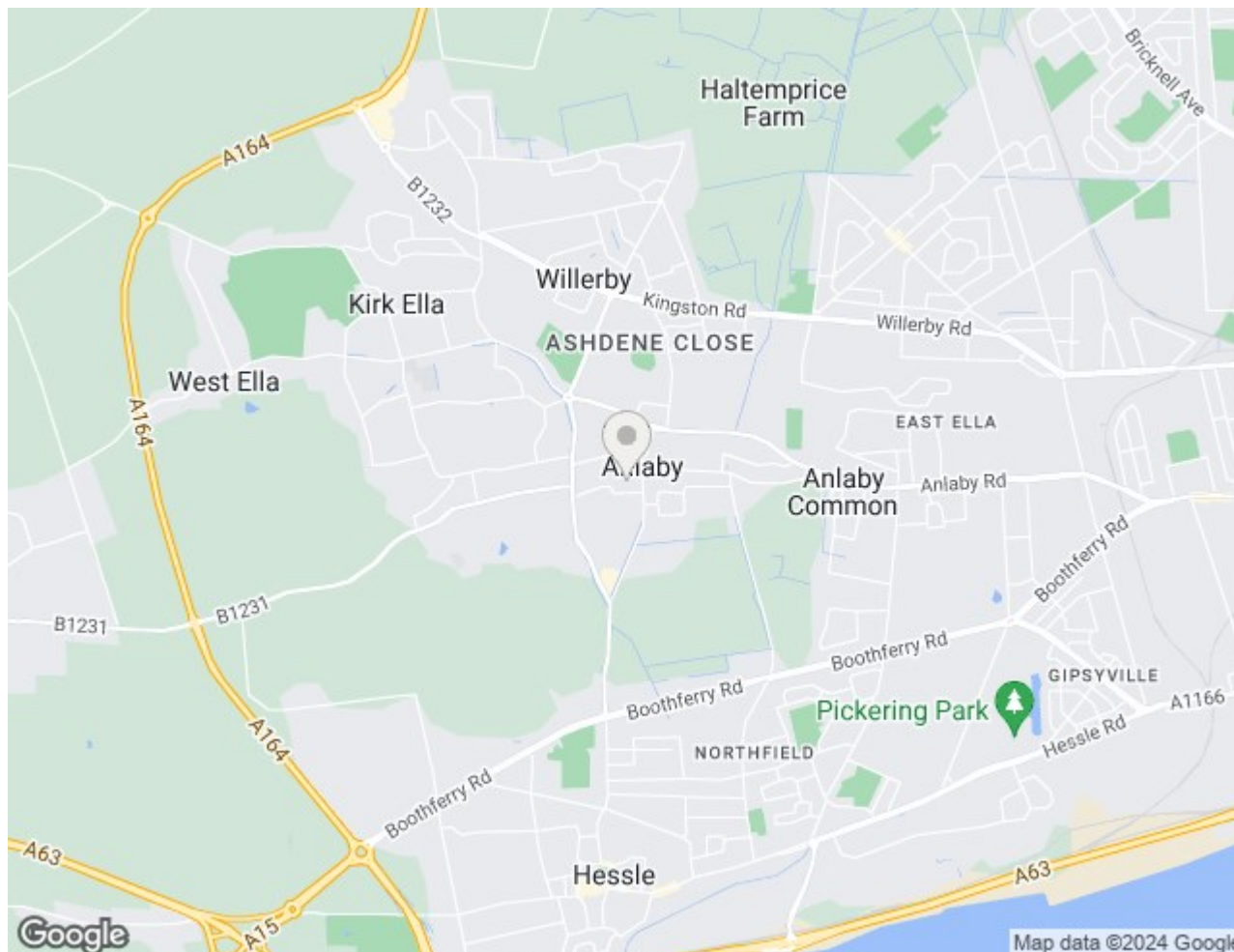
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

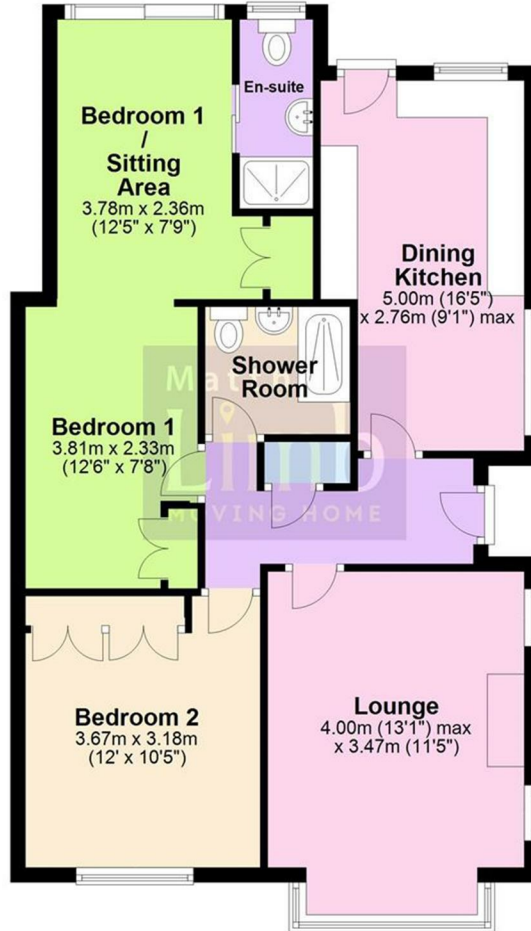
## VALUATION SERVICE

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. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)



