

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*44 Hudson Avenue, Anlaby, East Yorkshire, HU10 7FW*

- 📍 Semi-Detached House
- 📍 Three Bedrooms
- 📍 Dining Kitchen
- 📍 Council Tax Band = C

- 📍 South Facing Garden
- 📍 Spacious Lounge
- 📍 Parking For Two Cars
- 📍 Freehold / EPC = B

**£239,950**

## INTRODUCTION

Occupying a lovely position within this new development, built in recent times by Bellway Homes, is this well presented semi-detached house. A particular feature is the south facing rear garden with extensive patio and lawn. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., spacious lounge, dining kitchen with French doors leading out to the garden, three bedrooms and a bathroom with shower facility. The property has the benefit of gas central heating, uPVC double glazing and the added benefit of the remainder of the NHBC warranty.

To the front of the property there is parking for two cars. A path to the side leads to the rear garden which enjoys a southerly aspect and has been attractively landscaped with patio and a central lawn.

## LOCATION

Hudson Avenue forms part of the Tranby Park Development built by Bellway Homes situated off Beverley Road Anlaby. 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 HALL

With laminate flooring and window to side.

## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

18'4" x 11'10" (max) approx (5.59m x 3.61m (max) approx)

With laminate flooring and window to front. Staircase to the first floor.



## DINING KITCHEN

15'5" x 9'2" approx (4.70m x 2.79m approx)

Having a range of modern base and wall units with complementing worksurfaces, one and a half bowl sink and drainer, tiled splashbacks, oven, four ring gas hob with filter above, fridge/freezer and dishwasher. Ample space for a dining table and chairs. French doors open out to the rear garden.



## FIRST FLOOR

## LANDING

With loft access hatch and airing cupboard.

## BEDROOM 1

15'1" x 8'3" approx (4.60m x 2.51m approx)  
Window to rear



## BEDROOM 2

12'8" x 8'3" approx (3.86m x 2.51m approx)  
Window to front.



## BEDROOM 3

9'3" x 6'10" approx (2.82m x 2.08m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to front.



## OUTSIDE

To the front of the property there is parking for two cars. A path to the side leads to the rear garden which enjoys a southerly aspect and has been attractively landscaped with patio and a central lawn.



## REAR VIEW



## 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

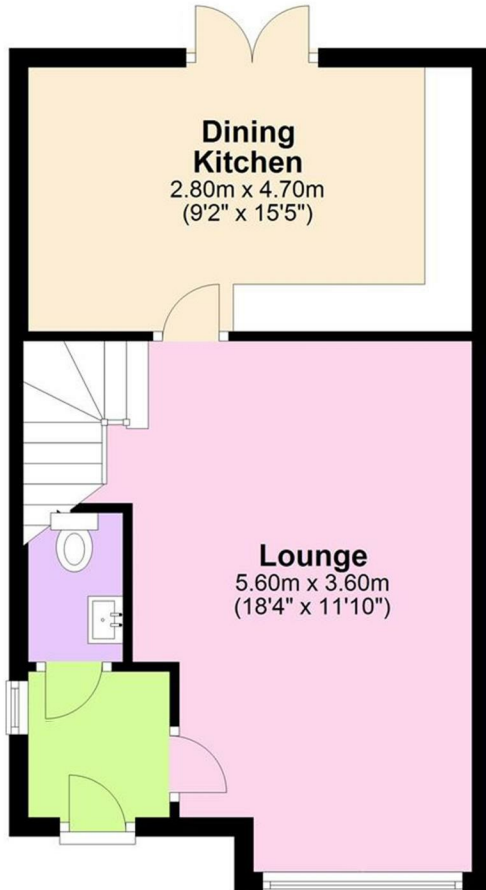
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





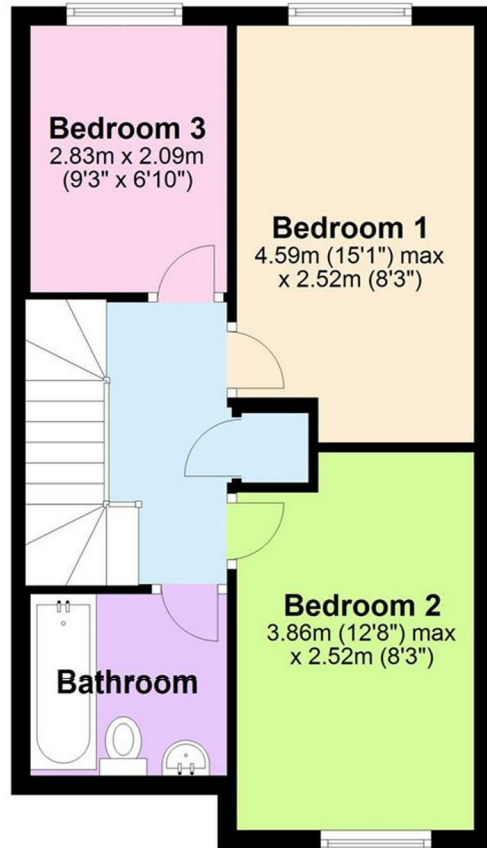
## Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

