

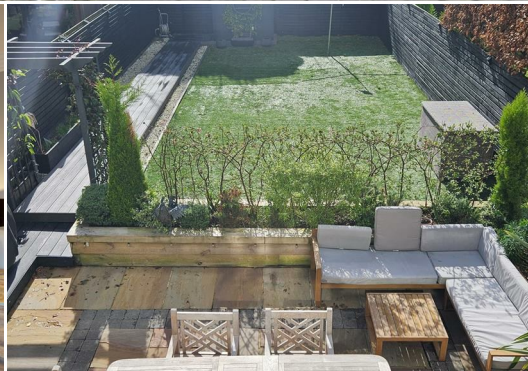
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Matthew
Limb
MOVING HOME



9 The Square, Anlaby House Estate,, Anlaby, East Yorkshire, HU10 7AY

📍 Georgian Style Town House

📍 Amazing Accommodation

📍 Four Double Bedrooms

📍 Council Tax Band F

📍 Fabulous Kitchen

📍 Lounge with Balcony

📍 South Facing Garden

📍 Freehold/EPC = B

£589,000

INTRODUCTION

We are delighted to offer for sale this amazing property, part of a Georgian style terrace which runs the length of the south side of The Square within the exclusive Anlaby House Estate. Having undergone a comprehensive scheme of refurbishment by the current owners, this superior property combines the splendour of traditional Georgian architecture having an impressive front facade, fused by contrast with the rear of the house having the ultimate in contemporary design. The fabulous range of accommodation extends over three floors to nearly 2,500 square ft. and includes the very best of modern living with individual room zoned underfloor heating which was renewed in 2023, innovate glazing and many technological features. The accommodation is depicted on the attached floor plan and briefly comprises an impressive hallway, cloaks/WC, utility room and the heart of the house being the simply stunning open plan living kitchen complete with a recently installed high quality German kitchen and bi-fold doors opening out to the south facing garden. Upon the first floor lies the principal suite with a stylish en-suite bath/shower room and the main lounge which has double doors opening out to a south facing roof terrace. Upon the first floor are three further double bedrooms, two of which have extensive fitted furniture and the remainder has the benefit of an en-suite shower room. There is also a stylish recently installed high quality designer bathroom. Outside a driveway provides parking for 2 cars and access to the integral garage. The contemporary rear garden is a delight having a south facing aspect. It has been designed for ease of maintenance to relax, enjoy or entertain in with a beautiful paved terrace and an artificial lawn beyond.



It is rare to find such a combination of space, quality and individuality in such a special location.

LOCATION

The sought after Anlaby House Estate is a beautiful conservation setting with its leafy and established grounds and the historic Grade II listed Anlaby House. Located within a short are the excellent variety of amenities that Anlaby has to offer including shops, cafes, restaurants and good schooling. The Square being a delightful cluster of properties around the central green space including a row of Georgian style terraced town houses. The village of Anlaby lies approximately 5 miles to the west of Hull city centre with good public transport available. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

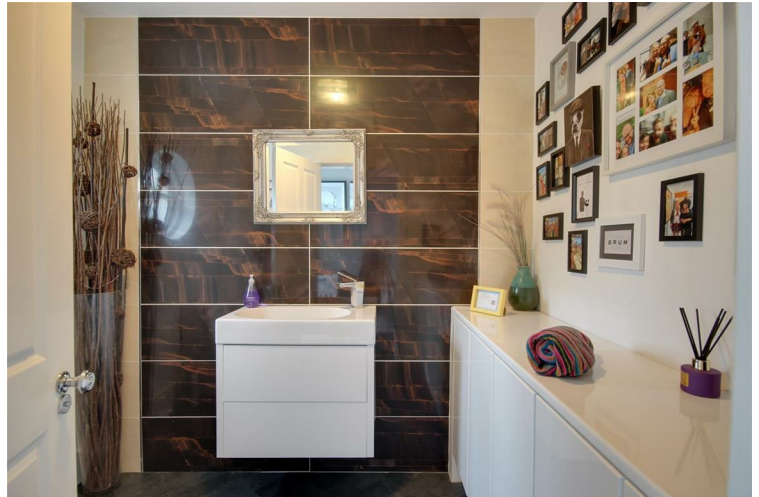
ENTRANCE HALL

A spacious hallway creates an impressive entrance. A staircase leads up to the first floor.



CLOAKS/WC

With wash hand basin in cabinet, low level WC, fitted cupboards, tiled surround.



OPEN PLAN LIVING KITCHEN

23'2" x 21'9" approx (7.06m x 6.63m approx)

A simply amazing space with views out to the south facing rear garden through a large picture window and bi-fold opening doors. This room accommodates the kitchen and provides plenty of space for dining and a seating area. The spectacular kitchen has been recently refitted with high quality German manufactured units complete with granite work surfaces. Dual tone fitted units features an under counter sink complete with Quooker instant hot water tap, breakfast bar peninsular and twin Siemens ovens, microwave, steam oven. An induction hob with concealed extractor above, integrated dishwasher, larder fridge and larder freezer. There is a fitted wall mounted media unit complete with wall mounted TV point.

KITCHEN





DINING AREA



SITTING AREA



UTILITY AREA

With a range of fitted cupboards and a sink and drainer unit. Internal door through to the garage.

GARAGE

17'6" x 9'6" approx (5.33m x 2.90m approx)

The garage space has been fitted with a range of storage units and a shower cubicle to one corner, both of which could be removed and returned to a functioning garage quite readily.

FIRST FLOOR

LANDING

Window to front elevation with further staircase leading up to the first floor. Double doors open to a large airing cupboard complete with hot water cylinder. Further double doors open to the lounge.

LOUNGE

23'2" x 13' approx (7.06m x 3.96m approx)

An elegant room with window to the south and double doors opening out to the roof terrace which has a glazed balustrade. Fitted cupboards and shelves are situated to either side of the chimney breast which has a high level wall TV port.



BEDROOM 1

16'6" x 14'2" approx (5.03m x 4.32m approx)

With window to front and double doors opening to a 'Juliet' style retaining balcony.



EN-SUITE BATH/SHOWER ROOM

With walk-in shower area having a rain head shower system and a glazed partition, low level WC, wash hand basin in cabinet, bath with shower attachment, tiling to walls and floor.



SECOND FLOOR

LANDING



BEDROOM 2

16'8" x 11'7" approx (5.08m x 3.53m approx)
With two windows to the front elevation.



EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower area. Tiling to the walls and floor, heated towel rail.



BEDROOM 3

13'5" x 12'8" approx (4.09m x 3.86m approx)
Having a range of contemporary fitted wardrobes running to one wall. Window to south elevation.



BEDROOM 4

13'5" x 10'3" approx (4.09m x 3.12m approx)

Having an extensive range of fitted wardrobes to two walls currently being used as a dressing room.



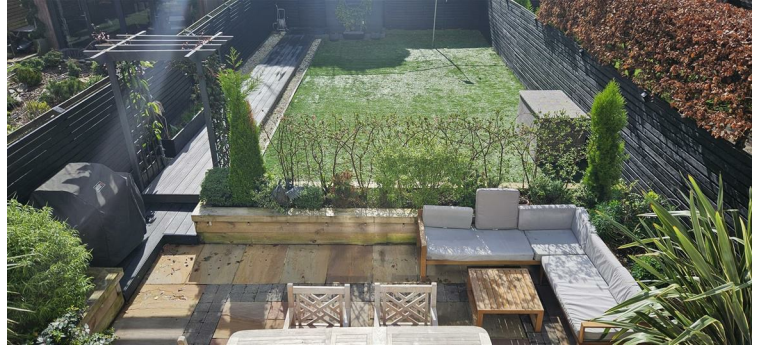
BATHROOM

A designer bathroom which has been recently installed at considerable expense. The suite comprises a concealed WC, large encased bath and a beautiful "wave" wash hand basin and cabinet. There is a shower enclosure complete with a rain head and handheld shower system. Stylish tiling to the walls and floor, heated towel rail.



OUTSIDE

A driveway provides parking in front of the integral garage. The rear garden is an absolute delight having a south facing aspect and being set out for ease of maintenance to enjoy, relax or entertain in. Directly to the rear of the house bi-fold doors opens out to a beautiful stone patio area beyond which extends an artificial lawn bounded by contemporary fencing.



ROOF TERRACE



REAR VIEW



STREET 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 F. 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

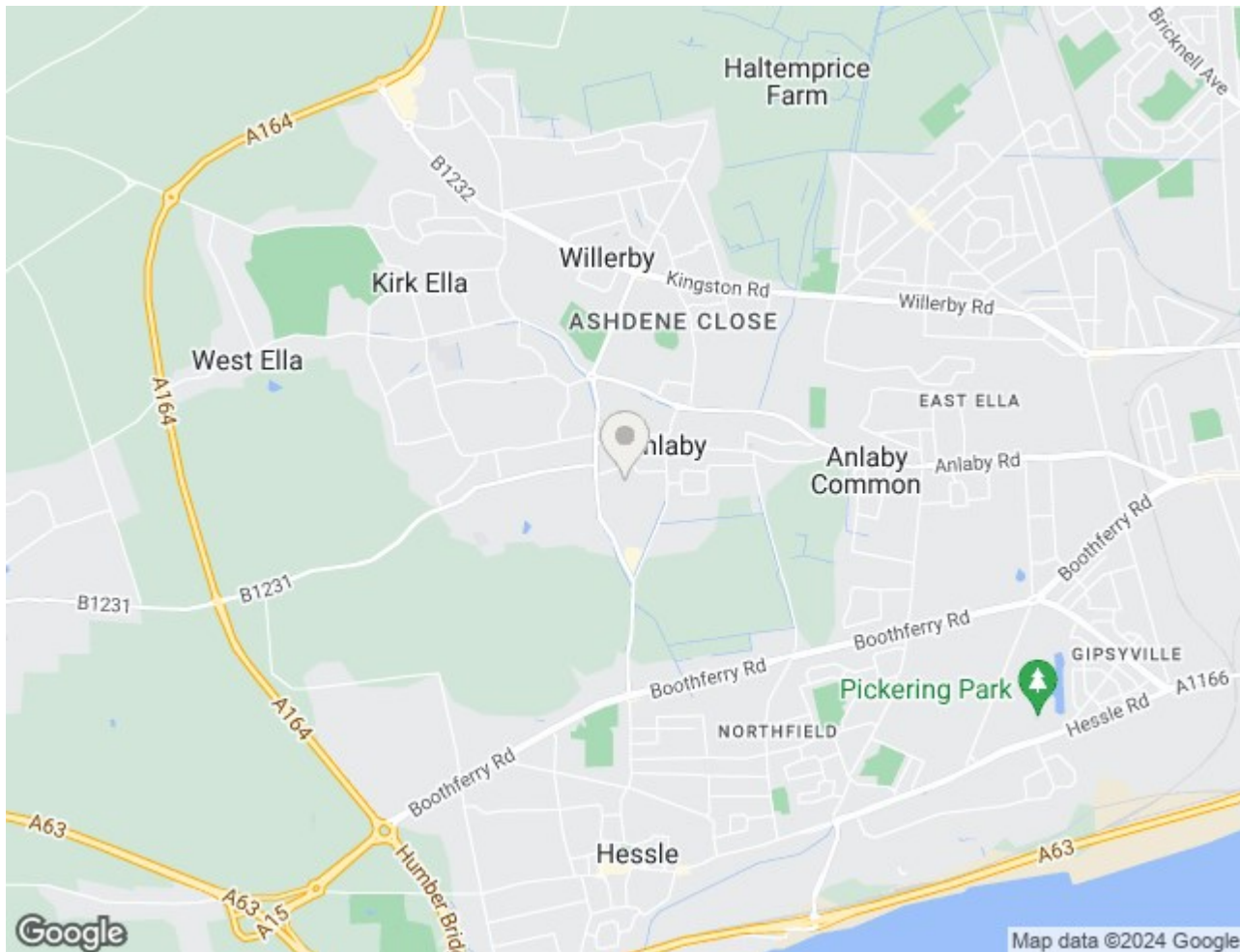
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

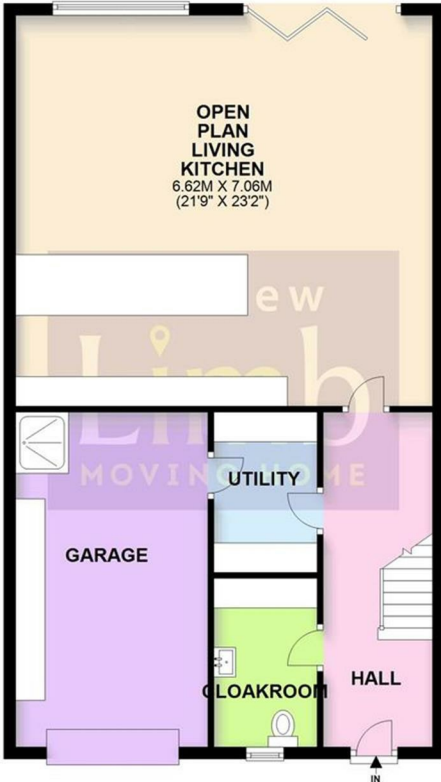
VALUATION SERVICE

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. 87.5 SQ. METRES (941.7 SQ. FEET)



FIRST FLOOR

APPROX. 73.1 SQ. METRES (786.5 SQ. FEET)




SECOND FLOOR

APPROX. 73.0 SQ. METRES (786.0 SQ. FEET)



TOTAL AREA: APPROX. 233.6 SQ. METRES (2514.2 SQ. FEET)
9 THE SQUARE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	