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Matthew
Limb
MOVING HOME



17 Lincoln Green, Anlaby Common, East Yorkshire, HU4 7SY

- 📍 Semi-Detached Bungalow
- 📍 Immaculately Presented
- 📍 Two Bedrooms
- 📍 Council Tax Band = B

- 📍 Lounge & Conservatory
- 📍 Modern Shower Room
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = C

£215,000

INTRODUCTION

Occupying a lovely cul-de-sac position within this popular residential area is this immaculately presented bungalow. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, spacious lounge with feature fireplace, contemporary kitchen with appliances, sitting room with conservatory and a modern shower room. A staircase leads up to the second bedroom which also accommodates office space useful for hybrid/remote working. There is also a first floor W.C. The property has the benefit of gas central heating and uPVC double glazing.

To the front and side of the property is a driveway providing excellent off street parking and leading onwards to the single garage. The rear garden is set out of ease of maintenance with an attractive decked area, gravel and patio.

One not to miss!

LOCATION

Lincoln Green is situated off Normanton Rise which runs off Norland Avenue within this ever popular residential district. The property is therefore ideally placed for excellent range of amenities including shops, cafe's, recreation facilities, supermarkets and Anlaby Retail Park, home to any major brands. The property is also in the catchment area for well regarded primary and secondary schools.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

Of uPVC construction with residential door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



LOUNGE

17'3" x 11'3" approx (5.26m x 3.43m approx)

With feature fire surround housing an electric fire. Window to front.



KITCHEN

9'0" x 9'0" approx (2.74m x 2.74m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring gas hob with filter above, ample space for undercounter appliances. Window to front.



SITTING ROOM

10'3" x 8'10" approx (3.12m x 2.69m approx)
With window to side and opening through to the conservatory.



CONSERVATORY

8'2" x 7'3" approx (2.49m x 2.21m approx)
With door leading out to the rear garden.



BEDROOM 1

13'6" x 9'4" approx (4.11m x 2.84m approx)
Measurements up to fitted wardrobes. Window to rear.



SHOWER ROOM

With modern suite comprising a corner shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, window to side.



FIRST FLOOR

BEDROOM 2

17'2" x 14'8" approx (5.23m x 4.47m approx)

Measurements to extremes. Velux window to the front elevation. Also accommodating office space useful for hybrid/remote working



CLOAKROOM

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



OUTSIDE

To the front and side of the property is a driveway providing excellent off street parking and leading onwards to the larger garage (measuring approx. 26ft in length). The rear garden is set out of east of maintenance with an attractive decked area, gravel and patio.



DECKING



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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 light fittings, may be available subject to separate negotiation. Carpets and blinds are included. 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

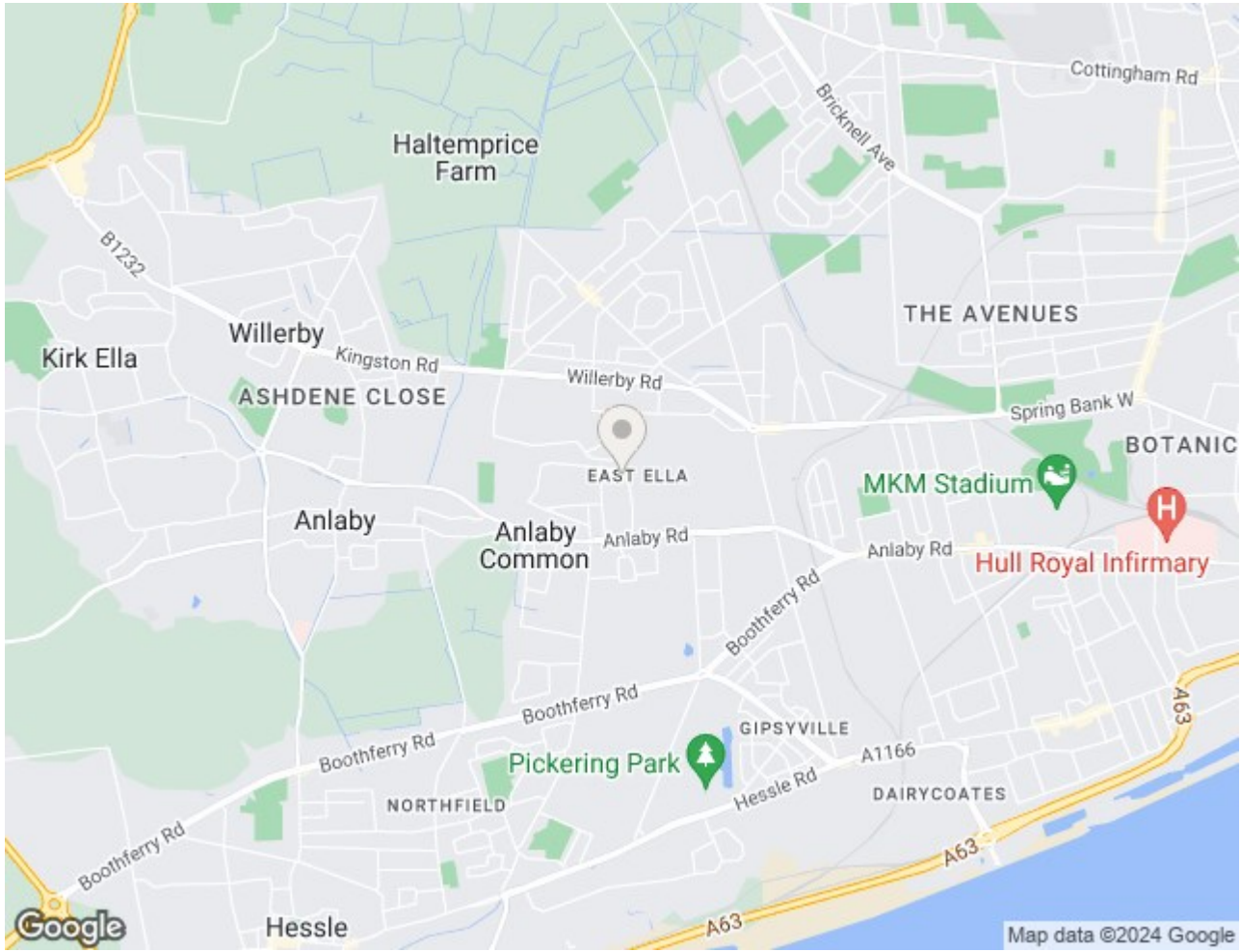
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

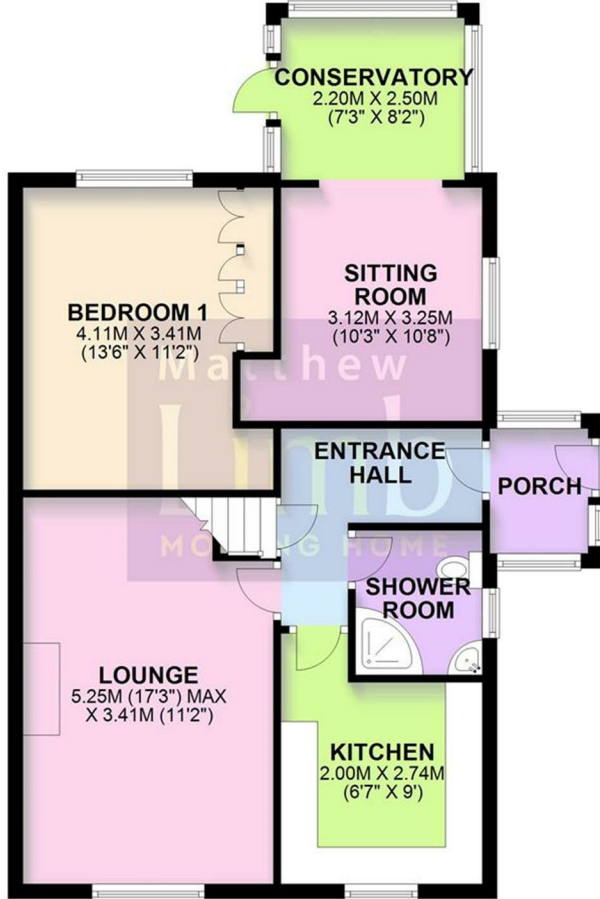
VALUATION SERVICE

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. 67.1 SQ. METRES (721.9 SQ. FEET)



FIRST FLOOR

APPROX. 24.7 SQ. METRES (265.7 SQ. FEET)



TOTAL AREA: APPROX. 91.7 SQ. METRES (987.6 SQ. FEET)
17 LINCOLN GREEN, ANLABY COMMON

