



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

- 📍 Stunning Detached
- 📍 Upgraded Interior
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = E
- 📍 Contemporary Kitchen
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

**£350,000**

## INTRODUCTION

Occupying a lovely position within this new residential development built by Bellway Homes is this stunning detached house. Enjoying many extras including Silestone worktops, bi-folding doors, window shutters and upgraded bathroom, viewing is strongly recommended to appreciate this lovely home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge plus a stunning living kitchen to the rear with Silestone worktops and bi-folding doors to the garden. Upon the first floor are four good sized bedrooms, en-suite shower room and family bathroom with shower facility.

A lawned garden extends to the front and a double width driveway provides excellent parking and leads onwards to the integral single garage. The lovely rear garden is lawned with a patio area directly adjoining the rear of the property and extending to one side plus there is a decked area to the rear.



## 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).

Wolfeaton 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 staircase leading to the first floor. Internal access door to garage.



### CLOAKS/W.C.

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

## LOUNGE

14'7" x 9'10" approx (4.45m x 3.00m approx)  
Window to front elevation.



## OPEN PLAN KITCHEN

25'9" x 10'0" approx (7.85m x 3.05m approx)  
Enjoying a range of contemporary base and wall units with Silestone worktops, inset sink unit with mixer tap, tiled splashbacks, double oven/grill, four ring gas hob with extractor above, integrated fridge/freezer and dishwasher, plumbing for a washing machine.



*KITCHEN AREA*



*DAY/DINING AREA*

With bi-folding doors opening out to the rear garden.



*FIRST FLOOR*

*LANDING*

With cylinder cupboard and loft access hatch.

### *BEDROOM 1*

15'7" x 11'7" approx (4.75m x 3.53m approx)  
Window to front.



### *EN-SUITE SHOWER ROOM*

Being fully tiled with contemporary suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail.



### *BEDROOM 2*

12'4" x 10'0" approx (3.76m x 3.05m approx)  
With large storage cupboard and window to front.



### *BEDROOM 3*

12'5" x 9'10" approx (3.78m x 3.00m approx)  
Window to rear.



### *BEDROOM 4*

8'10" x 8'3" approx (2.69m x 2.51m approx)  
Window to rear.

## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, window to rear.



## OUTSIDE

A lawned garden extends to the front and a double width driveway provides excellent parking and leads onwards to the integral single garage. The lovely rear garden is lawned with a patio area directly adjoining the rear of the property and extending to one side plus there is a decked area to the rear.





## 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 E. 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.

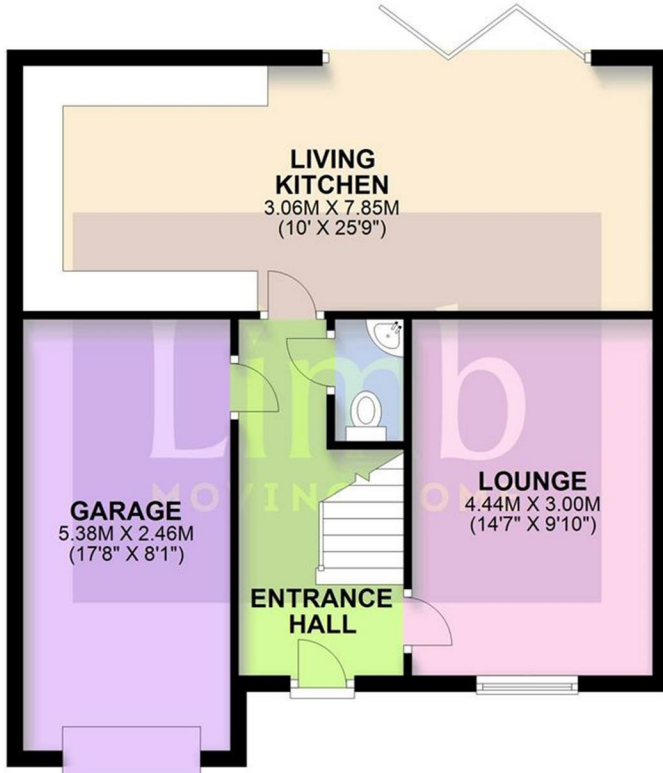
## VALUATION SERVICE

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.



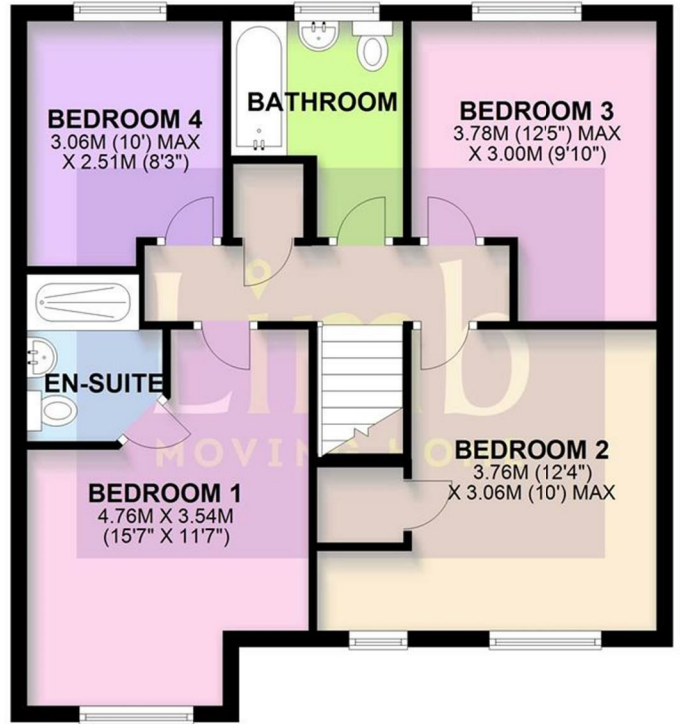
**GROUND FLOOR**

APPROX. 61.4 SQ. METRES (661.0 SQ. FEET)



**FIRST FLOOR**

APPROX. 61.9 SQ. METRES (665.8 SQ. FEET)



TOTAL AREA: APPROX. 123.3 SQ. METRES (1326.8 SQ. FEET)  
**11 HUDSON AVENUE, ANLABY**

