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**Limb**  
MOVING HOME



*4 Thomlinson Croft, Anlaby, East Yorkshire, HU10 7FR*

- 📍 Stunning Property
- 📍 £££'s of extras
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = F

- 📍 Open Plan Kitchen
- 📍 Landscaped Gardens
- 📍 Double Garage
- 📍 Freehold/EPC = B

**£429,950**

## INTRODUCTION

What a stunning property. Of recent construction and part of a popular modern development is this outstanding detached house which occupies a prime position being at the end of a small private cul-de-sac which overlooks the green open space to the front. The previous owners have spent thousands of pounds on upgrades and extras to create a high spec and beautifully appointed family home, both inside and out. Features include a fabulous re-fitted kitchen and utility, quality flooring, air con and landscaped gardens. The attractive layout is ideal for a family and briefly comprises a central hallway, cloaks/WC, separate formal lounge with stunning contemporary fire, study and a fabulous open plan living/dining kitchen with bi-folding doors leading out to the garden. The kitchen features an extensive range of attractive re-fitted units with matching island and quartz surfaces. There is also a separate utility room. At first floor are four good sized bedrooms and ensuite shower room and a separate family bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Outside a resin approach driveway provides good parking and access to the attached double garage. The rear garden has been contemporarily landscaped and incorporates a large composite decked patio with artificial grass beyond and raised planting beds together with contemporary fenced surround. There is also space to one side of the property which is ideal as a dog run. The property will be conveyed with the remainder of the NHBC warranty. There is no chain involved therefore a quick completion should be possible.

## LOCATION

Thomlinson Croft forms part of the popular modern development built in recent times by Messrs Bellway Homes which is situated off Beverley Road, Anlaby. The location could not be more convenient with the area having an array of shops and Anlaby retail park both within easy striking distance. Haltemprice Sports Centre lies nearby and a variety of supermarkets, bars and restaurants, plus well reputed schooling for all ages are available. Anlaby lies approximately 6 miles to the west of Hull city centre and convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

A feature bespoke and contemporary entrance door opens to:



## ENTRANCE HALL

With stairs to first floor off.



## CLOAKS/WC

With low level WC and wash hand basin.

## LOUNGE

11'5" x 16'2" approx (3.48m x 4.93m approx)  
Plus bay window to the front elevation. There is Karndean flooring and extra wide chimney breast has an inset wall mounted TV position and an inset remote controlled contemporary fire.



## DAY ROOM/STUDY

11' x 9'10" approx (3.35m x 3.00m approx)  
Windows to two elevations.



## LIVING/DINING KITCHEN

29' x 18' max reducing to 8'8" approx (8.84m x 5.49m max reducing to 2.64m approx)

This simply stunning space extends the full width of the rear of the property with double doors and bi-folding doors both leading out to the garden. There is ample space for a dining suite and settee etc. The kitchen features an extensive range of re-fitted units with attractive copper shadow detailing, matching island and quartz work surfaces. There is an under counter sink with mixer tap, space for Range cooker and extractor hood above, integrated dishwasher, combination microwave and warming drawer. Karndean flooring.



*LIVING AREA*



*UTILITY ROOM*

With matching units, sink, plumbing for automatic washing machine and space for a dryer, external access door to side garden space.



*FIRST FLOOR*

*LANDING*

Cupboard off.

## BEDROOM 1

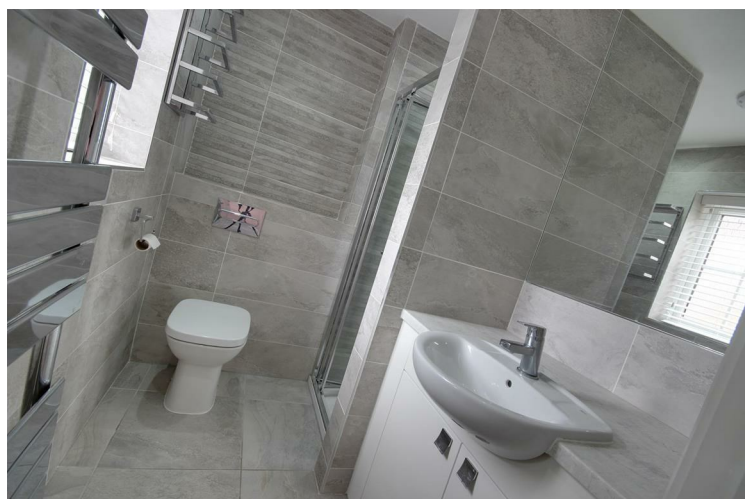
15'2" x 11'6" approx (4.62m x 3.51m approx)

With window to front elevation having an attractive view across the green open space. Wardrobe.



## ENSUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin, shower cubicle, tiling to the walls and floor, heated towel rail.



## BEDROOM 2

16'8" x 10' approx (5.08m x 3.05m approx)

Two windows to the front elevation. Wardrobe.



*BEDROOM 3*

11'2" x 10' approx (3.40m x 3.05m approx)  
Window to rear elevation.



*BEDROOM 4*

10'5" x 9'4" approx (3.18m x 2.84m approx)  
Window to rear elevation.



*BATHROOM*

With suite comprising WC, wash hand basin, panelled bath with shower over and screen, tiling to the walls and floor, heated towel rail.



## OUTSIDE

Outside a resin approach driveway provides good parking and access to the attached double garage. The rear garden has been contemporarily landscaped and incorporates a large composite decked patio with artificial grass beyond and raised planting beds together with contemporary fenced surround. External power and lighting. There is also space to one side of the property which is ideal as a dog run.



## 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 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

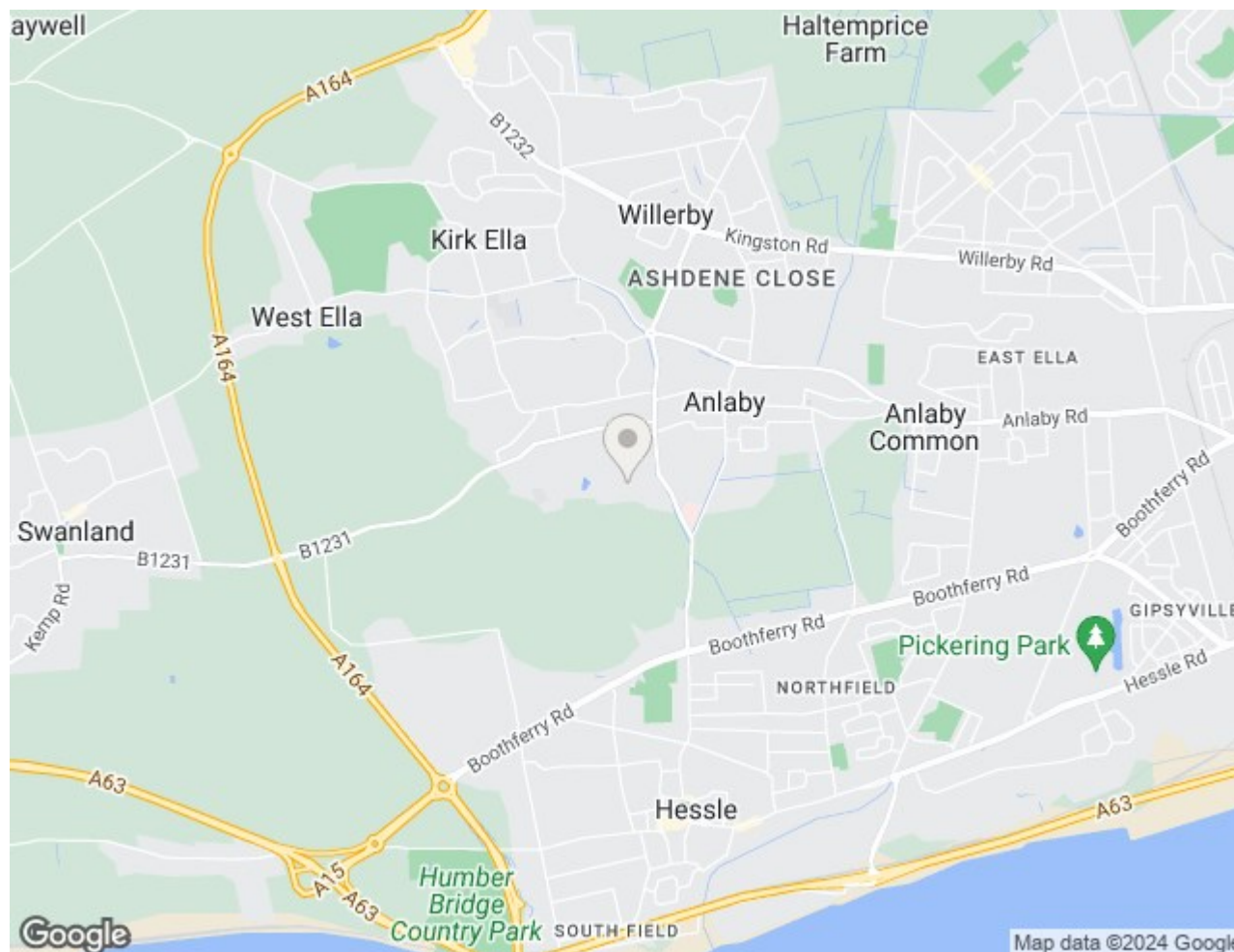
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

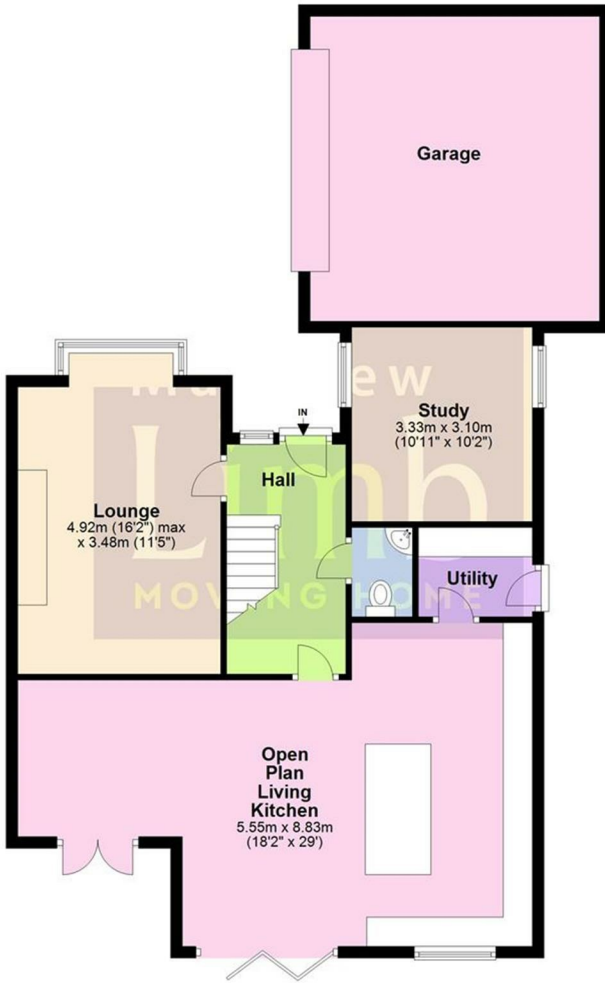
## VALUATION SERVICE

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.



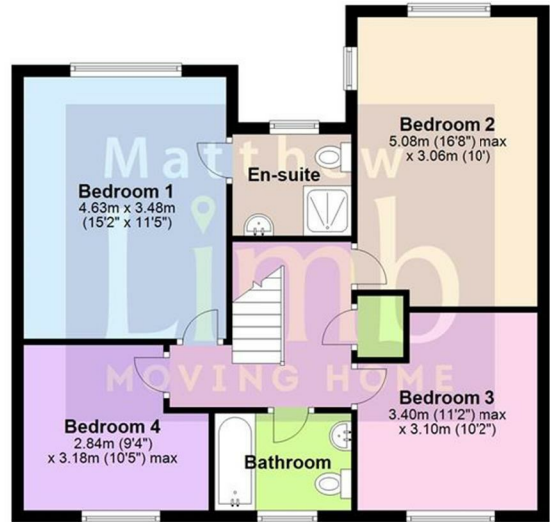
**Ground Floor**

Approx. 107.5 sq. metres (1157.5 sq. feet)



**First Floor**

Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 174.1 sq. metres (1874.3 sq. feet)

