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Limb
MOVING HOME



21 Lawrance Avenue, Anlaby, East Yorkshire, HU10 7DL

- 📍 Modern Semi Detached
- 📍 Excellent Specification
- 📍 Stylishly Presented
- 📍 Council Tax Band = C

- 📍 Air Con to Bed 1
- 📍 3 Bed/2 Bathrooms
- 📍 Garden and Parking
- 📍 Freehold/EPC = B

£235,000

INTRODUCTION

What a fabulous property! Immaculately presented and with a high specification, this modern semi detached house should be viewed quickly to avoid disappointment. Built in recent times by Messrs David Wilson Homes, the property has been enhanced by the current owners to create a delightful home in such a convenient location. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge and a rear dining kitchen with double doors out to the garden. There are a host of integrated appliances and quartz work surfaces. At first floor are three bedrooms with the main having the benefit of an air con unit and a contemporary en-suite. There is also a separate house bathroom. Gas fired central heating to radiators and uPVC double glazing is installed. Outside the rear garden has been set out for ease of maintenance being extensively paved with fencing to the boundaries. There is also a large shed. Parking for 2 vehicles is situated directly to the rear of the garden in a courtyard setting.

LOCATION

Lawrance Avenue forms part of a modern development situated off Lowfield Road. Therefore, ideally positioned to take advantage of the many amenities in the nearby villages of both Anlaby and Hessle.

The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella, 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.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With cloaks/W.C. situated off and door to the lounge.

CLOAKS/W.C.

Low level W.C., wash hand basin.

LOUNGE

12'3" x 15'1" approx (3.73m x 4.60m approx)
Plus bay window to front elevation. Karndean flooring, access to
understairs storage cupboard.



INNER HALLWAY

With stairs to first floor off.

DINING KITCHEN

15'6" x 10'10" approx (4.72m x 3.30m approx)

Having a stunning range of fitted base and wall mounted units with quartz work surfaces. There is a one and a half undercounter sink and an integrated oven, four ring hob with extractor hood above, fridge freezer, dishwasher and washing machine. Karndean flooring, window to rear and double doors leading out to the garden.



FIRST FLOOR

LANDING

With linen cupboard off.



BEDROOM 1

10'8" x 9'6" approx (3.25m x 2.90m approx)

The bedroom has an air conditioning unit, two windows to the rear and fitted wardrobes with sliding mirrored fronts.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin and shower cubicle, tiled surround, heated towel rail.



BEDROOM 2

12'8" x 8'2" approx (3.86m x 2.49m approx)

Window to front elevation.



BEDROOM 3

7'6" x 7'2" approx (2.29m x 2.18m approx)
Window to front elevation.



BATHROOM

With low level W.C., wash hand basin and bath.



OUTSIDE

Outside the rear garden has been set out for ease of maintenance being extensively paved with fencing to the boundaries. There is also a large shed. Parking for 2 vehicles is situated directly to the rear of the garden in a courtyard setting.



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.



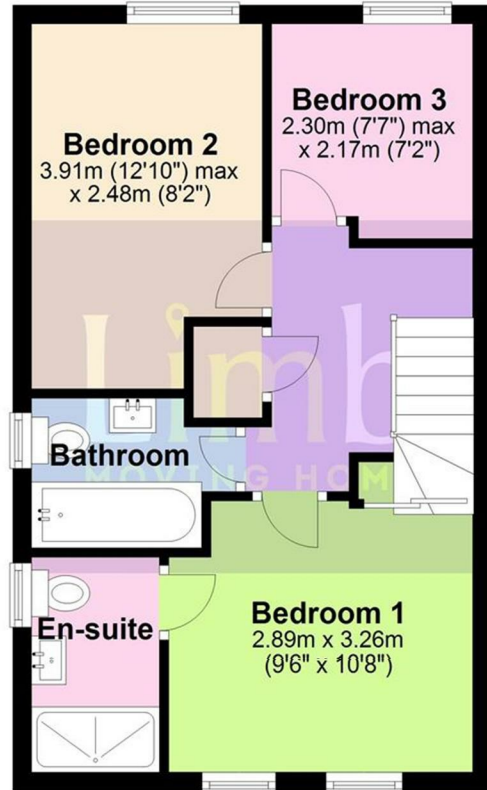
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

