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**Limb**  
MOVING HOME



*4 Onslow Street, Anlaby, East Yorkshire, HU10 7EU*

- 📍 Lovely Detached House
- 📍 Stylishly Appointed
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Spacious Lounge
- 📍 Westerly Facing Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = B

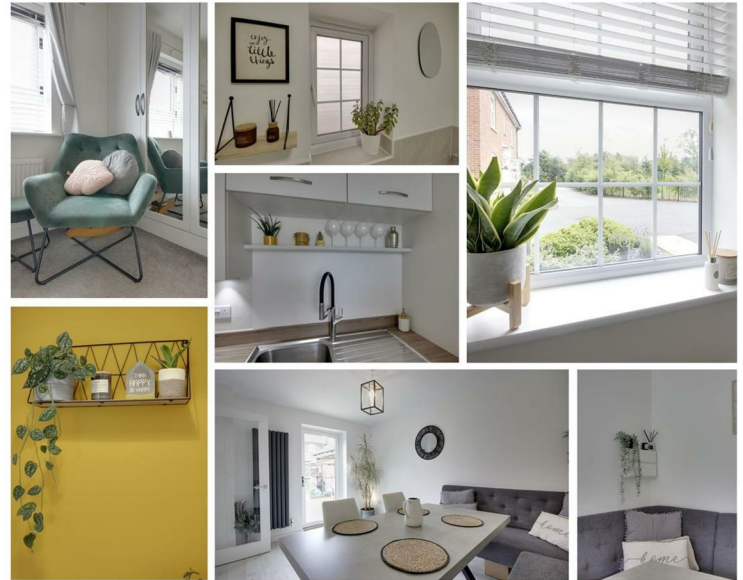
**£287,500**

## INTRODUCTION

This stylishly appointed property provides modern and comfortable living ideal for a family. Boasting two reception rooms, perfect for entertaining guests or simply relaxing with your family, three double bedrooms and two bath/shower rooms, there is ample space for everyone in the household.

The westerly facing rear garden is a lovely feature, allowing you to enjoy the afternoon sun and host delightful outdoor gatherings. There is off street parking for convenience and an integral store with automated roller door.

Don't miss the opportunity to make this house your home and enjoy the wonderful lifestyle that Anlaby has to offer. Contact us today to arrange a viewing and take the first step towards owning this lovely property.



## LOCATION

Onslow Street forms part of the 'Aspect' development situated off Lowfield 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 HALLWAY

With staircase leading up to the first floor and window to side.

### KITCHEN

12'2" x 8'3" approx (3.71m x 2.51m approx)

Having a range of contemporary fitted base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, oven and grill, four ring gas hob with filter above, integrated fridge/freezer, dishwasher and washing machine. There is additional cupboard space and a breakfast bar. The gas central heating boiler is housed in a cupboard to one corner. Window to front.



## LOUNGE

15'5" x 14'7" approx (4.70m x 4.45m approx)  
With understairs storage cupboard. Window and French doors opening out to the rear garden.



## DINING ROOM

12'7" x 8'11" approx (3.84m x 2.72m approx)  
With solar glass door opening out to the garden.



## FIRST FLOOR

## LANDING

With large storage cupboard and loft access hatch.

## BEDROOM 1

16'11" x 9'0" approx (5.16m x 2.74m approx)  
With windows to front and rear elevations.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure with electric shower, wash hand basin and low flush W.C. Window to rear.



## BEDROOM 2

15'5" x 9'0" approx (4.70m x 2.74m approx)  
Measurements into fitted wardrobes. Windows to front elevation.



## BEDROOM 3

10'2" x 8'6" approx (3.10m x 2.59m approx)  
Measurements up to fitted wardrobes. Window to rear.



## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C. Heated towel rail, half tiling to walls, window to side.



## OUTSIDE

To the front of the property is a garden area and a side drive provides off street parking. A path to the side leads to the lovely rear garden which enjoys a westerly aspect and is mainly lawned with a patio area and attractive planting to the borders. Fencing to the boundary.



## 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.

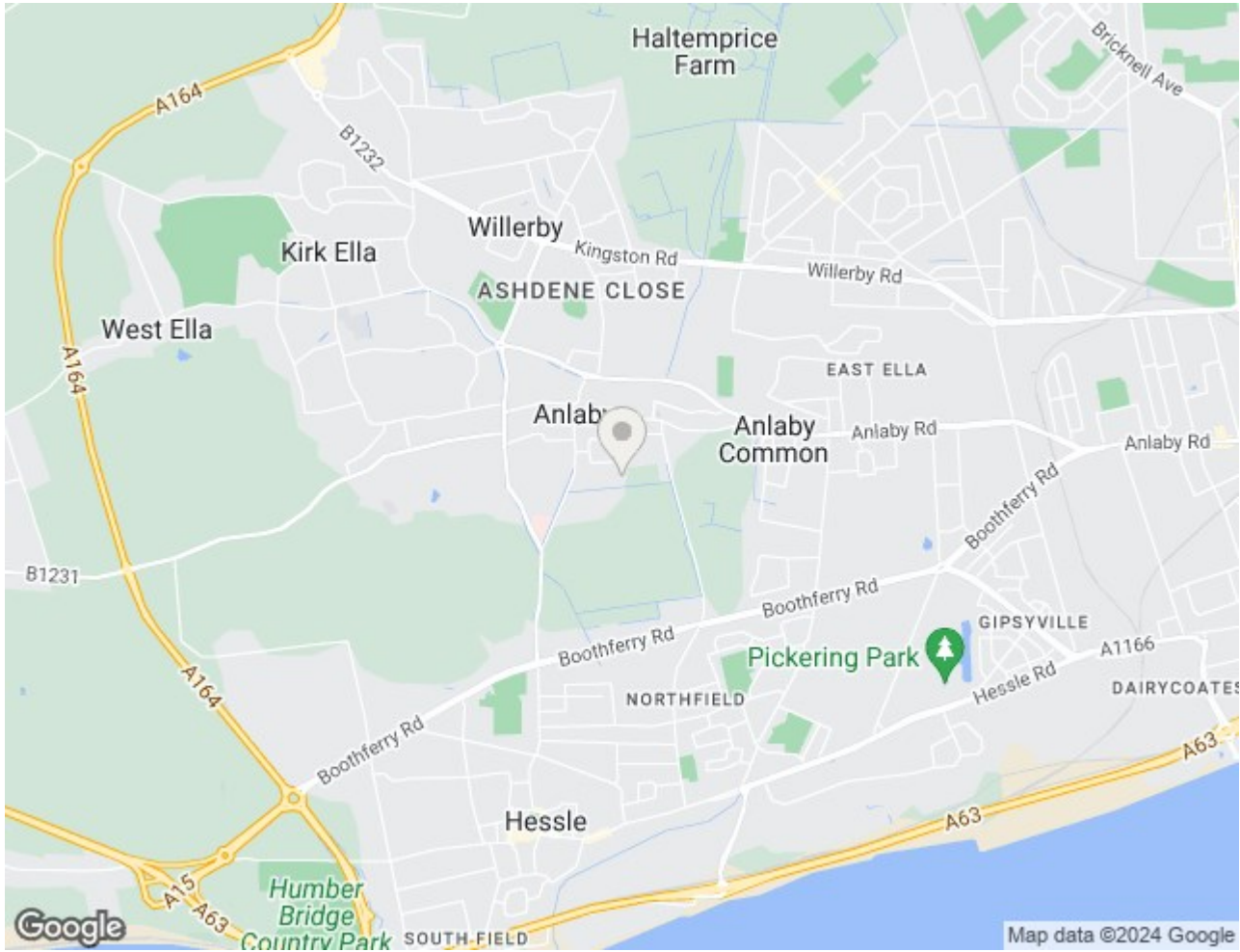
## *PHOTOGRAPH DISCLAIMER*

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*

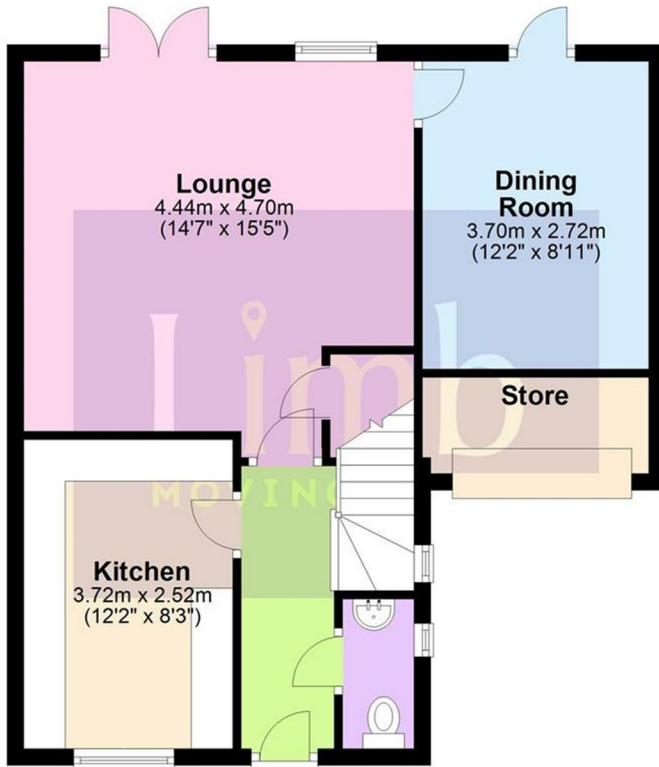
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



## First Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)

