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**Limb**  
MOVING HOME



*50 Anlaby Park Road North, Hull, HU4 6XP*

- 📍 Spacious Semi Detached
- 📍 Corner Plot
- 📍 Contemporary Kitchen
- 📍 Council Tax Band B

- 📍 Four Bedrooms
- 📍 Double Garaging
- 📍 Wet Room Bathroom
- 📍 Freehold/EPC = E

**£259,950**

## INTRODUCTION

A traditional well proportioned semi detached house providing spacious family accommodation over three floors. Enjoying a prominent corner position in this popular residential area, the property provides versatile four bedroomed accommodation with a mix of traditional features with fittings associated with modern day living including a contemporary kitchen and wet room plus a good sized garden with double garaging. Arranged over three storeys, the accommodation offers a welcoming entrance hallway with feature spiral staircase and cloaks/WC, lounge with bay window, kitchen with a host of integrated appliances, adjoining 26ft day room with dining area. At first floor level, there are three good sized bedrooms and a wet room-style family bathroom. On the upper floor, there is a double bedroom with ensuite shower room. The property has gas-fired central heating and replacement uPVC double glazing. Viewing is recommended to appreciate the spacious accommodation on offer.

## LOCATION

The property is located on the junction of The Roundway and Anlaby Park Road North and is well placed for local shops, supermarkets, general amenities, bus routes, recreational facilities and schools. Convenient access is available to the Humber Bridge and Lincolnshire to the south, Hull city centre to the east or the West Hull villages to the west.

## ACCOMMODATION

Residential entrance door leading to:

### ENTRANCE HALLWAY

With feature spiral staircase, cloaks cupboard, storage cupboard. traditional covings and polished wood floor.



### CLOAKROOM/WC

With low flush WC, tiled floor and uPVC double glazed window.

## LOUNGE

14'4" x 13'0" approx (4.37m x 3.96m approx)

Into bay window.

With feature fireplace with open grate, TV point, traditional coving and ceiling mouldings, picture rail, traditional style radiator, polished wood floor and uPVC double glazed bay window.



## KITCHEN

18'0" x 10'1" approx (5.49m x 3.07m approx to 2.95m)

Narrowing to 9'8" approx.

With a range of contemporary fitted floor and wall units incorporating a host of built-in appliances comprising double electric oven/grill, combination microwave oven, five ring ceramic hob with extractor canopy, integrated fridge, freezer, dishwasher, automatic washing machine and tumble dryer, one and a half bowl sink unit with mixer tap, quartz work surfaces, additional sink, inlaid spotlights, uPVC double glazed windows to the side and rear elevations with external access door to outside. Through to:



## DAY AREA

13'4" x 9'0" approx (4.06m x 2.74m approx)

Into bay window.

With contemporary electric fire, polished wood floor, traditional radiator, Velux windows and uPVC double glazed windows with double doors leading to rear garden.



## DINING AREA

12'5" x 11'2" approx (3.78m x 3.40m approx)

With traditional radiataor and polished wood floor.



## FIRST FLOOR

## LANDING AREA

With feature uPVC double glazed window, coving, polished wood floor and stairs to second floor level.

## BEDROOM 2

13'10" x 9'6" approx (4.22m x 2.90m approx )

Into bay window.

With fitted wardrobes to one wall, traditional coving and ceiling mouldings, picture rail and uPVC double glazed bay window to the front elevation.



## BEDROOM 3

12'4" x 10'9" approx (3.76m x 3.28m approx)

With fitted wardrobes to one wall, cupboard housing gas-fired boiler, coving and uPVC double glazed window to the rear.



## BEDROOM 4

8'9" x 7'1" approx (2.67m x 2.16m approx)

With storage cupboard, coving, laminate flooring and uPVC double glazed window.



## WET ROOM

A contemporary bathroom suite comprising feature bath with mixer tap, large shower area with screen, vanity basin and low flush WC, heated towel rail, electric underfloor heating, inlaid spotlights, fully tiled walls, tiled floor and uPVC double glazed window.



## SECOND FLOOR

## BEDROOM 1

20'2" x 11'4" approx (6.15m x 3.45m approx narrowing to 2.46m)  
Narrowing to 8'1"  
With fitted cupboards, eaves access and recessed hanging space, uPVC double glazed window.



## ENSUITE SHOWER ROOM

With shower cubicle, vanity basin and low flush WC, half tiling to walls, tiled floor and Velux window.



## *OUTSIDE*

The property is located on a corner plot at the junction of The Roundway and Anlaby Park Road North. There is an established hedge to the front providing screening with gated pedestrian access to the side.

There is a lawned rear garden with hedged boundaries providing privacy and seclusion.



## *DOUBLE GARAGE*

22'3" x 19'3" approx (6.78m x 5.87m approx)

With gated access from The Roundway.

## *REAR VIEW OF THE PROPERTY*



## *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 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*

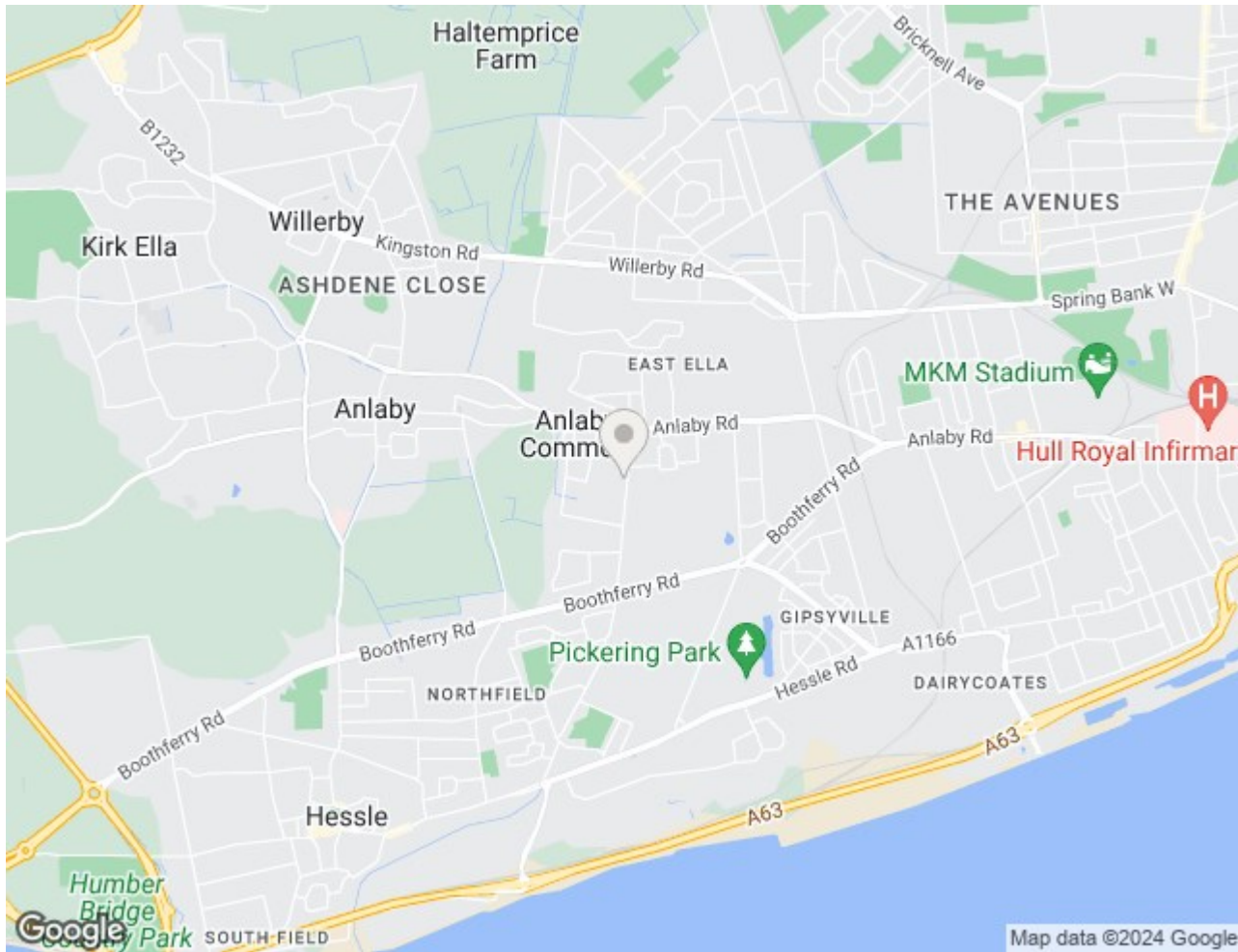
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





TOTAL AREA: APPROX. 134.5 SQ. METRES (1447.7 SQ. FEET)  
50 ANLABY PARK ROAD NORTH, HULL

