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Limb
MOVING HOME



54a Anlaby Park Road North, Hull, East Yorkshire, HU4 6XT

- 📍 Great Semi Detached
- 📍 Refurbished Accom.
- 📍 3 Bedrooms
- 📍 Council Tax Band = C
- 📍 Rear Garden Room
- 📍 Side Drive & Garage
- 📍 Delightful Rear Garden
- 📍 Freehold/EPC = D

£225,000

INTRODUCTION

This modern semi detached property has been significantly enhanced by the current owners and affords a stunning range of accommodation complimented by great outside space. Upon entering the home, the attractive entrance hall leads through to the kitchen which in turn is open plan in style through to the dining area interlinking to the lounge and garden room which itself is complete with a log burner. Upon the first floor are 3 bedrooms served by a bathroom. A concealed staircase to the corner of bedroom 2 leads up to a boarded loft area. The accommodation has the benefit of gas fired central heating to radiators and sealed unit double glazing. A side drive provides parking and access to the garage which has an automated up and over entry door. The westerly facing rear garden incorporates a lawn, patio areas and attractive borders. There is also a summerhouse and adjacent covered seating area, ideal for relaxing or entertaining.

LOCATION

The property is located on the western side of 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 to:

ENTRANCE HALL

A spacious hallway with stairs leading to the first floor off and window to side elevation.



LOUNGE

14'8" x 10'3" approx (4.47m x 3.12m approx)

Feature fire surround with marble hearth and back plate housing an electric stove. The room is open plan in style through to the dining area.



DINING AREA

11'2" x 8'3" approx (3.40m x 2.51m approx)

Connecting into the kitchen and the garden room.



GARDEN ROOM

9'1" x 7'3" approx (2.77m x 2.21m approx)
Overlooking the garden. A cosy room with an insulated roof and a log burner for those cold winter evenings. Double doors lead out to the garden.



KITCHEN

11'0" x 7'9" approx (3.35m x 2.36m approx)
Having a range of fitted base and wall mounted units with wooden work surfaces, sink and drainer, integrated double oven, four ring gas hob with extractor hood above, plumbing for automatic washing machine, wall mounted central heating boiler. Door to side drive and window to rear garden.



FIRST FLOOR

LANDING

With over stairs cupboard, window to side elevation.

BEDROOM 1

12'2" x 10'2" approx (3.71m x 3.10m approx)
With wardrobes having sliding mirrored fronted doors running to one wall, cupboard to corner, window to front elevation.



BEDROOM 2

12'0" x 8'4" approx (3.66m x 2.54m approx)
With built in cupboard. Door to staircase leading up to loft area.



BEDROOM 3

8'10" x 8'9" approx (2.69m x 2.67m approx)
Window to rear elevation.



BATHROOM

With suite comprising shaped bath complete with mixer tap/shower attachment and shower above with screen. Fitted furniture with inset wash hand basin and concealed flush W.C..



SECOND FLOOR

LOFT AREA

12'0" x 9'10" approx (3.66m x 3.00m approx)

Accessed via a fixed staircase from bedroom 2 with power and light supply installed and being boarded out.

OUTSIDE

A brick perimeter wall bounds the front. A side drive provides parking and access to the garage.



GARAGE

16'10" x 8'10" approx (5.13m x 2.69m approx)

With automated up and over entry door and personnel door to side garden.

GARDEN

The rear garden is a particular feature incorporating a lawn, patio areas and attractive borders. Tucked away to one corner is a summerhouse and adjacent covered seating area, ideal places to relax or entertain in.

SUMMERHOUSE



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 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

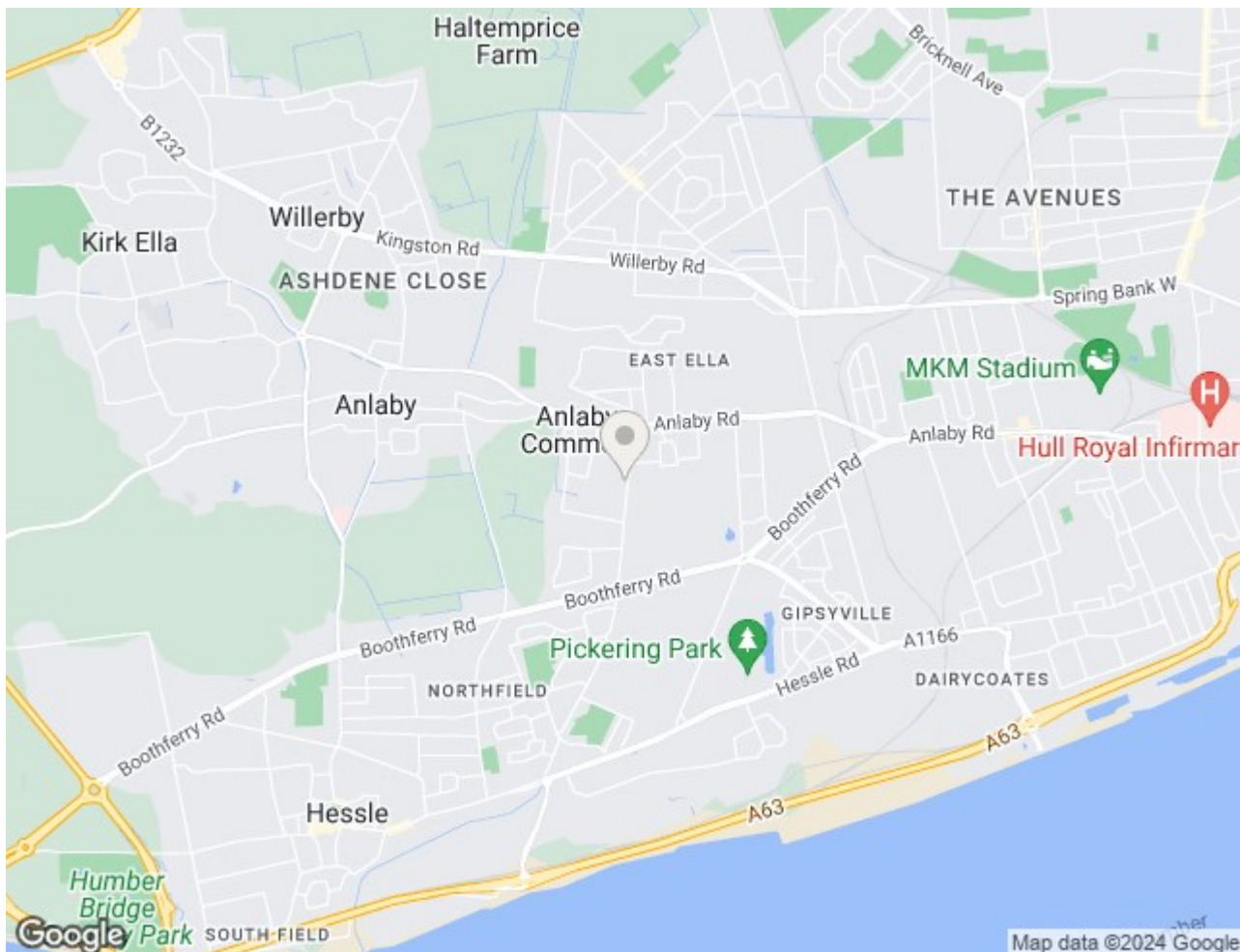
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

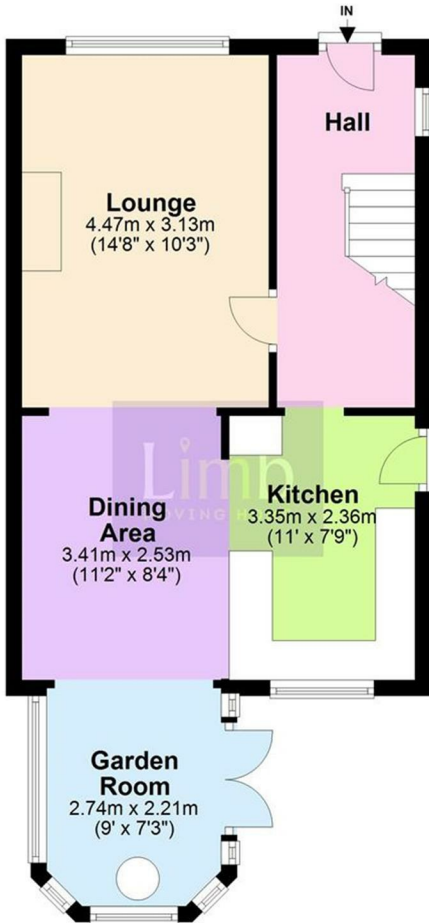
VALUATION SERVICE

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. 45.5 sq. metres (490.3 sq. feet)



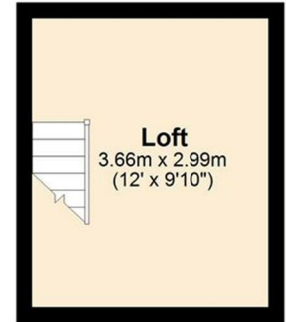
First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Second Floor

Approx. 10.9 sq. metres (117.8 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)

