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Limb
MOVING HOME



151 Hull Road, Anlaby, East Yorkshire, HU10 6ST

📍 Semi-Detached House

📍 Open Views to Front

📍 Large Rear Garden

📍 Council Tax Band = C

📍 Three Reception Rooms

📍 Three Bedrooms

📍 Parking for Multiple Vehicles

📍 Freehold / EPC = D

£259,950

INTRODUCTION

This three bed roomed semi-detached house occupies a lovely position opposite open fields whilst still enjoying close proximity to the village centre and many amenities. The immaculately presented property offers an excellent range of accommodation complemented by an extensive driveway and large rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., lounge with bay window, sitting room with log burning stove which is open plan through to the dining room plus a contemporary kitchen with appliances. At first floor level are three bedrooms and a modern bathroom with shower facility. The property has the benefit of gas central heating via a combi boiler and uPVC double glazing.

A block paved driveway extends to the front and side providing parking for multiple vehicles. There is a detached garage which has been fully converted to a usable space that also includes a utility area. The conversion includes installation of electrics, water and insulation. A patio area directly adjoins the rear of the property with lawn and mature shrubbery beyond. There is also a patio area to the rear of the garage.

LOCATION

The property is situated along Hull Road, Anlaby opposite the open fields of Anlaby Common. The village has a number of day to day shops, delicatessen, coffee shops, convenience store, and a modern health surgery. The immediate area of Willerby, Anlaby and Kirk Ella offers an excellent range of shops, recreational facilities, amenities and leisure facilities, plus schooling for all ages and good public transport. Anlaby Retail Park lies nearby which comprises many known brands and supermarkets. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With oak flooring and staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Oak flooring.

LOUNGE

11'4" x 10'11" approx (3.45m x 3.33m approx)

With bay window to the front elevation.



SITTING ROOM

17'8" x 12'5" approx (5.38m x 3.78m approx)
With feature fire surround housing a log burning stove and shelving to alcoves. Oak flooring. Open plan through to the dining room.
Window to side.



DINING ROOM

12'10" x 8'7" approx (3.91m x 2.62m approx)
With French doors leading out to the rear garden.



KITCHEN

11'7" x 7'10" approx (3.53m x 2.39m approx)

Having a range of contemporary shaker style base and wall units with granite worksurfaces and woodblock inset, undercounter sink with shower style mixer tap, integrated appliances including two ovens, five ring gas hob with extractor above, larder fridge and dishwasher. Inset spot lights, external access door to rear.



FIRST FLOOR

LANDING

With loft access hatch and window to side.

BEDROOM 1

11'1" x 10'6" approx (3.38m x 3.20m approx)
Bay window to front elevation.



BEDROOM 2

10'0" x 9'9" approx (3.05m x 2.97m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

7'10" x 7'0" approx (2.39m x 2.13m approx)
With built in wardrobe and window to front.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, pedestal with circular wash hand basin, low flush W.C., tiled surround, inset spot lights and window to rear.



OUTSIDE

A block paved driveway extends to the front and side providing parking for multiple vehicles. There is a detached garage which has been fully converted to a usable space that also includes a utility area. The conversion includes installation of electrics, water and insulation. A patio area directly adjoins the rear of the property with lawn and mature shrubbery beyond. There is also a patio area to the rear of the garage.



REAR VIEW



PATIO AREAS



DRIVEWAY & 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

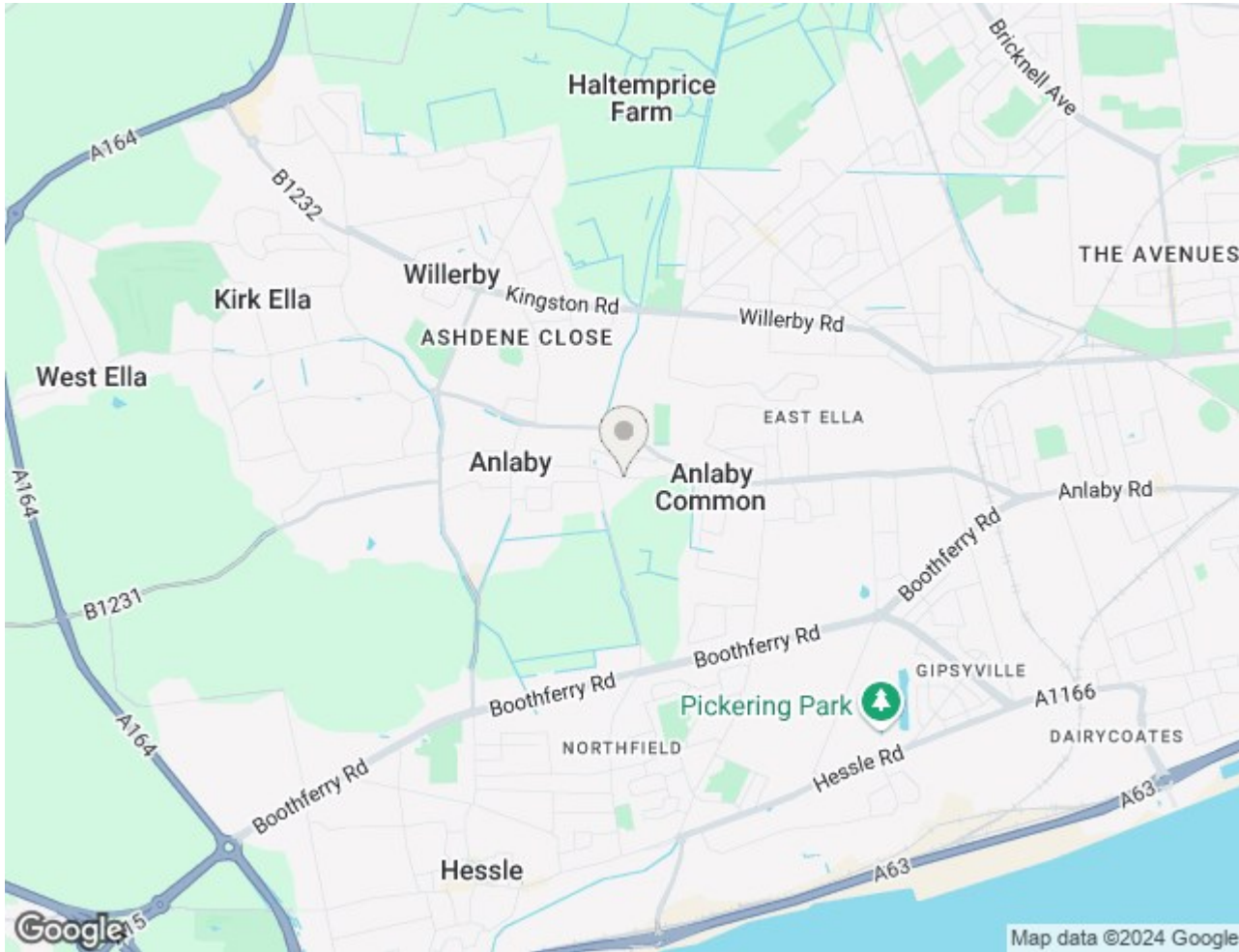
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

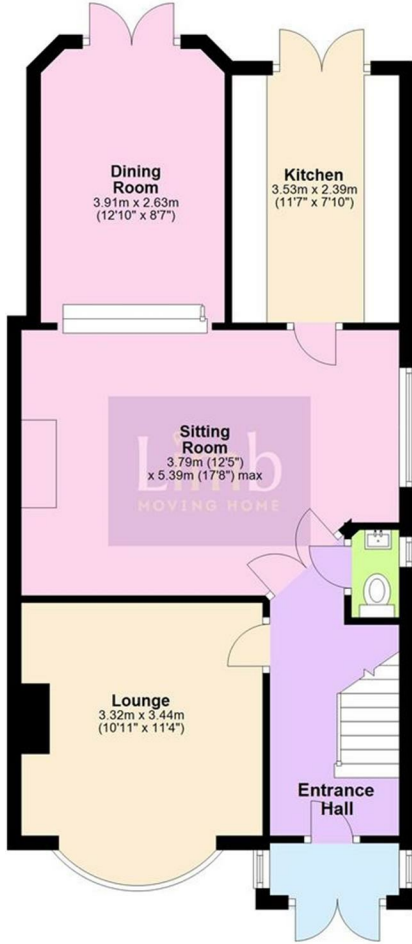
VALUATION SERVICE

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. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 sq. feet)

