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Limb
MOVING HOME



128 Woodland Drive, Anlaby, East Yorkshire, HU10 7HT

- 📍 Semi Detached House
- 📍 Over 1,100sq.ft.
- 📍 Attractively Presented
- 📍 Council Tax Band = D

- 📍 3 Double Bedrooms
- 📍 Great Parking + Garage
- 📍 Elevated Position
- 📍 Freehold/EPC = E

£284,000

INTRODUCTION

A great family home, this spacious semi detached house affords 3 bedroomed accommodation extending to over 1,100sq.ft.. The property enjoys an elevated position in an extremely popular area, conveniently placed for local schools and amenities. The well presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., through lounge diner and a modern fitted kitchen. There are three good sized bedrooms and an attractive bathroom. The accommodation boasts gas fired central heating and uPVC framed double glazing. Outside great parking is available to the front and a side drive leads onwards to the double gates and garage beyond with store/workshop to the rear. The lovely main garden includes a lawn, patio area, raised borders and shed.

Viewing is strongly recommended.

LOCATION

The property occupies an elevated position on Woodland Drive, the section running between Tranby Lane and Mill Lane. The surrounding area affords a good range of shops, supermarkets, amenities, recreation facilities and schooling for all ages. Convenient access is available to the Humber Bridge, the A63/M62 leading into Hull City Centre to the east or the motorway network to the west plus Cottingham and Beverley are within 15/20 Minutes driving time.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A spacious hallway with staircase leading up to the first floor.



CLOAKS/W.C.

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

LOUNGE DINER

25'8" x 15'0" approx (7.82m x 4.57m approx)

Narrowing to 10'0" approx.

A light and airy room having a large picture window to the south elevation and double doors leading out to the rear patio. The lounge area has a chimney breast housing a feature fire surround with electric fire.



DINING



KITCHEN

13'0" x 13'0" approx (3.96m x 3.96m approx)

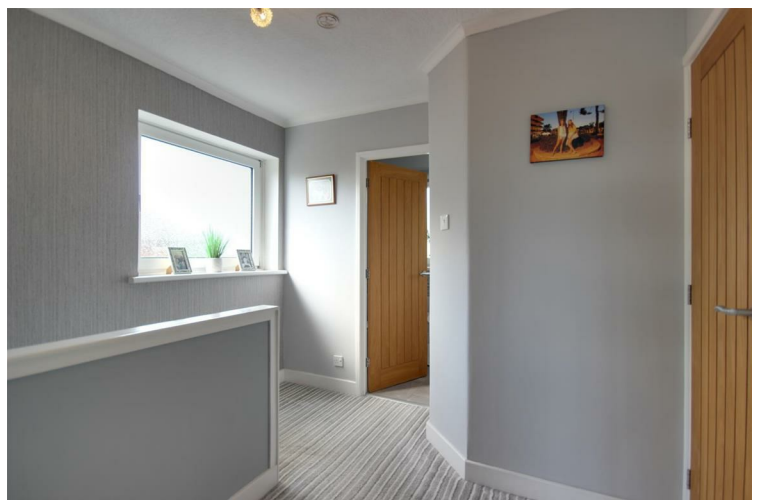
Having an attractive selection of modern fitted units in a shaker style complete with a one and a half sink and drainer, integrated oven, four ring gas hob, filter hood above and plumbing for a dishwasher. Window and door to rear elevation. A large understairs storage cupboard is situated off which also houses the central heating boiler.



FIRST FLOOR

LANDING

Window to side elevation, cupboard to corner.



BEDROOM 1

13'8" x 13'1" approx (4.17m x 3.99m approx)
With large picture window to south elevation.



BEDROOM 2

12'3" x 11'2" approx (3.73m x 3.40m approx)
With window to rear elevation.



BEDROOM 3

13'0" x 9'6" approx (3.96m x 2.90m approx)
With window to south elevation, storage cupboard.



BATHROOM

With suite comprising low level W.C., wash hand basin and panelled bath with shower over being both a rainhead and handheld system, spray screen, tiled surround and tiling to the floor.



OUTSIDE

Excellent parking is available to the front of the property and a side drive leads through gates onwards to the garage. The brick built garage has an up and over access door and a separate storage/workshop to the back. The attractive rear garden incorporates an extensive paved patio with lawn beyond and raised borders. There is also a garden shed.



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 D. 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

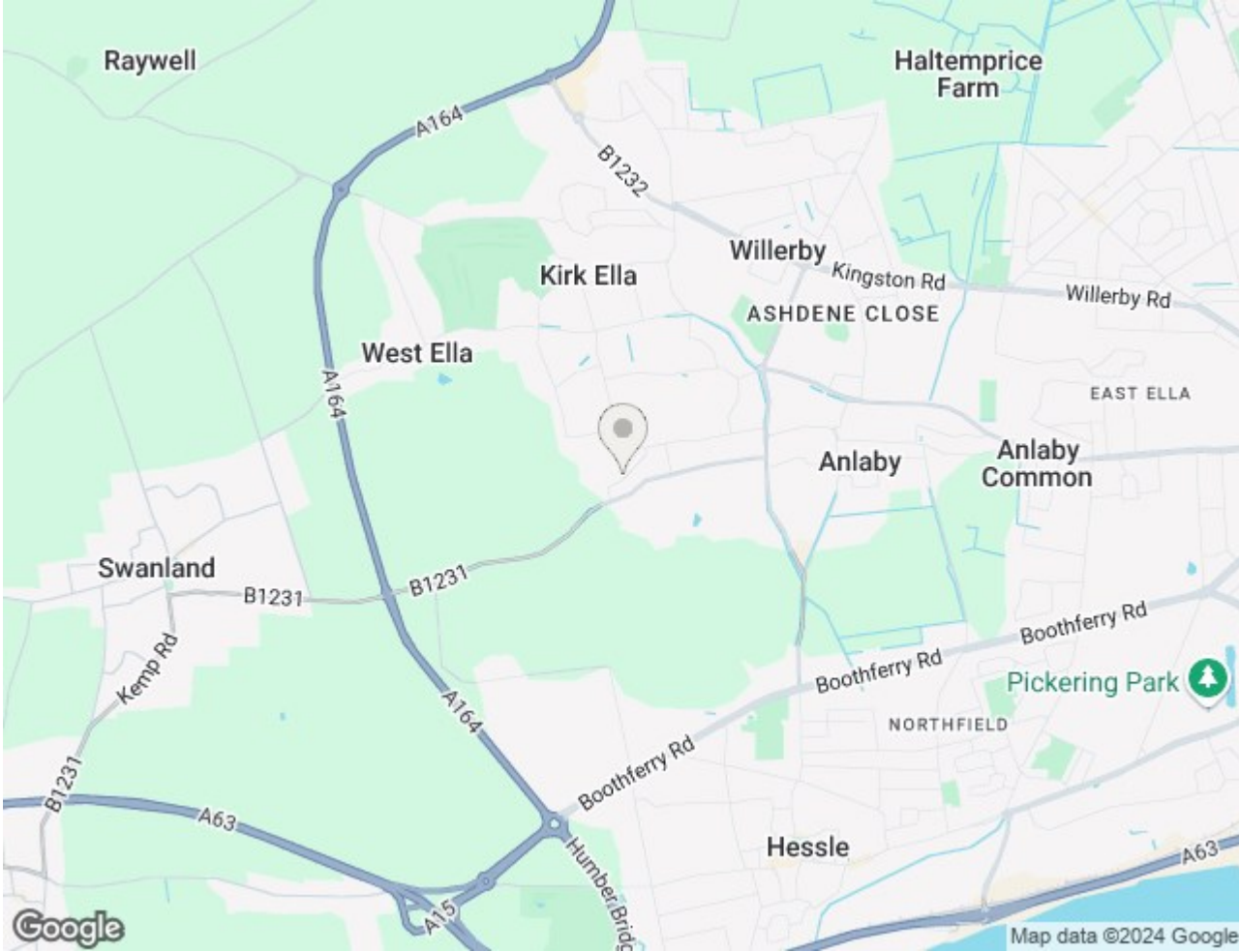
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

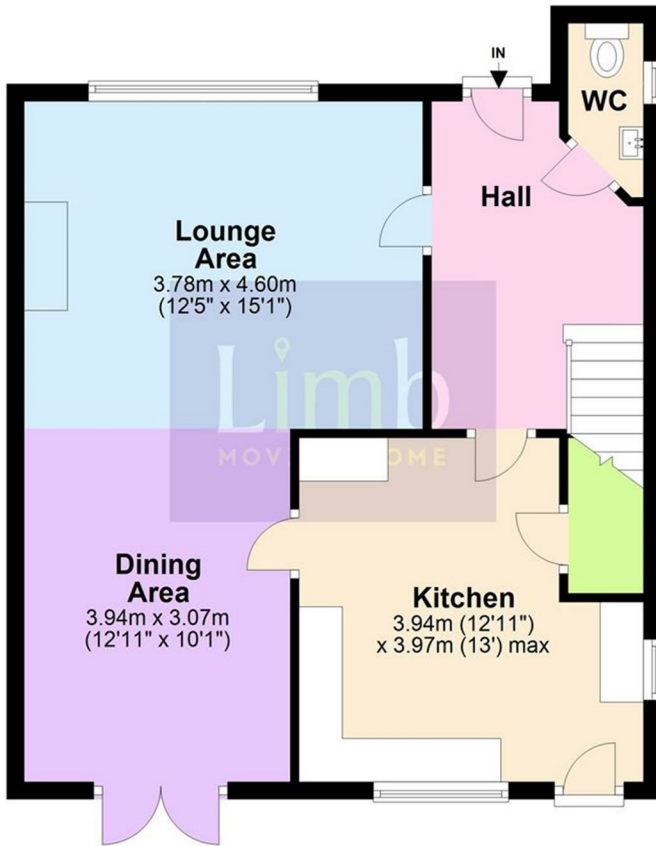
VALUATION SERVICE

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.



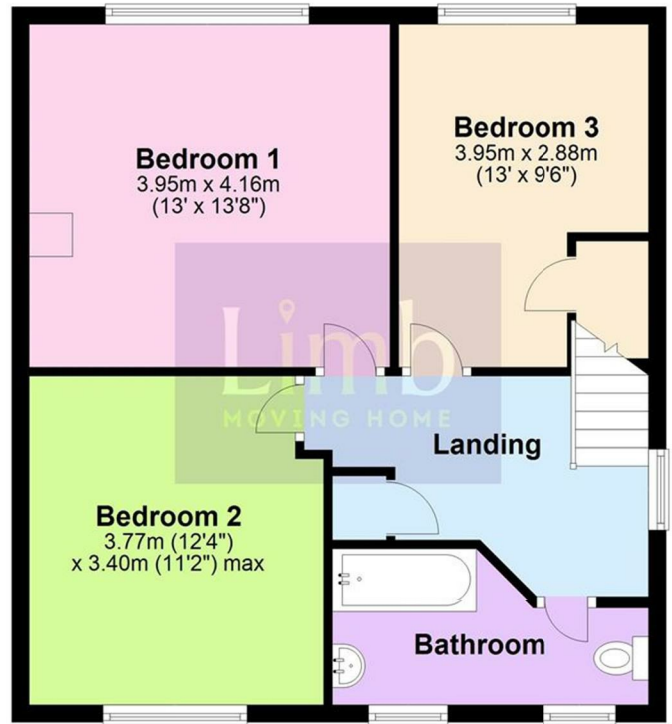
Ground Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 112.6 sq. metres (1211.9 sq. feet)

