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**Limb**  
MOVING HOME



*8 Train Garth, Anlaby, East Yorkshire, HU10 7FU*

- 📍 Detached House
- 📍 Four Beds/Two Baths
- 📍 Two Reception Rooms
- 📍 Council Tax Band = E
- 📍 Stunning Living Kitchen
- 📍 Lounge & Study
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = B

*Offers Over £374,000*

## INTRODUCTION

Occupying an attractive cul-de-sac position within this modern residential development built in recent times by Bellway Homes is this detached family home with south westerly rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., study, lounge and a superb living kitchen complemented by a utility room. At first floor level are four good sized bedrooms, en-suite shower room and family bathroom. The property has the benefit of gas central heating and uPVC double glazing.

To the front of the property is a lawned garden and a side drive provides parking and leads onwards to the detached single garage. The rear garden enjoys a south westerly aspect and is lawned with a patio area and an attractive wild garden.

## LOCATION

Train Garth is a cul-de-sac off Cape Drive, Anlaby which forms part of the popular modern development built in recent times by Messrs Bellway Homes which is situated off Beverley Road, Anlaby. The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella, 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 HALL

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled surround.



## STUDY

9'3" x 6'10" approx (2.82m x 2.08m approx)  
Window to front.



## LOUNGE

17'3" x 11'3" approx (5.26m x 3.43m approx)  
Window to front.



## LIVING KITCHEN

25'9" x 11'0" approx (7.85m x 3.35m approx)

Situated to the rear of the property with French doors opening out to the rear garden. The upgraded kitchen has a range of base and wall mounted units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, double oven, five ring gas hob with extractor above, integrated fridge/freezer and dishwasher.



## KITCHEN AREA



## DINING/LIVING AREA



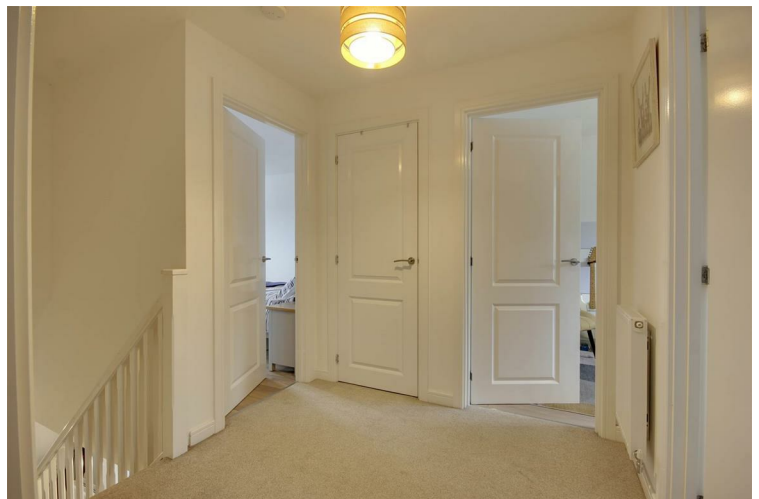
## UTILITY

With fitted units, plumbing for a washing machine, space for tumble dryer, cupboard housing the gas central heating boiler, external access door to side.

## FIRST FLOOR

## LANDING

With airing cupboard.





## BEDROOM 1

12'5" x 11'3" approx (3.78m x 3.43m approx)  
Window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled surround.



## BEDROOM 2

12'7" x 10'2" approx (3.84m x 3.10m approx)  
With storage cupboard and window to front.



## BEDROOM 3

11'1" x 9'9" approx (3.38m x 2.97m approx)  
Window to rear.



## BEDROOM 4

10'1" x 8'4" approx (3.07m x 2.54m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to rear.





## OUTSIDE

A lawned garden area extends to the front and a side drive provides parking and leads onwards to the single detached garage. The rear garden offers a degree of privacy, enjoys a south westerly aspect and is mainly lawned with patio area, attractive wild garden area and 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 . 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

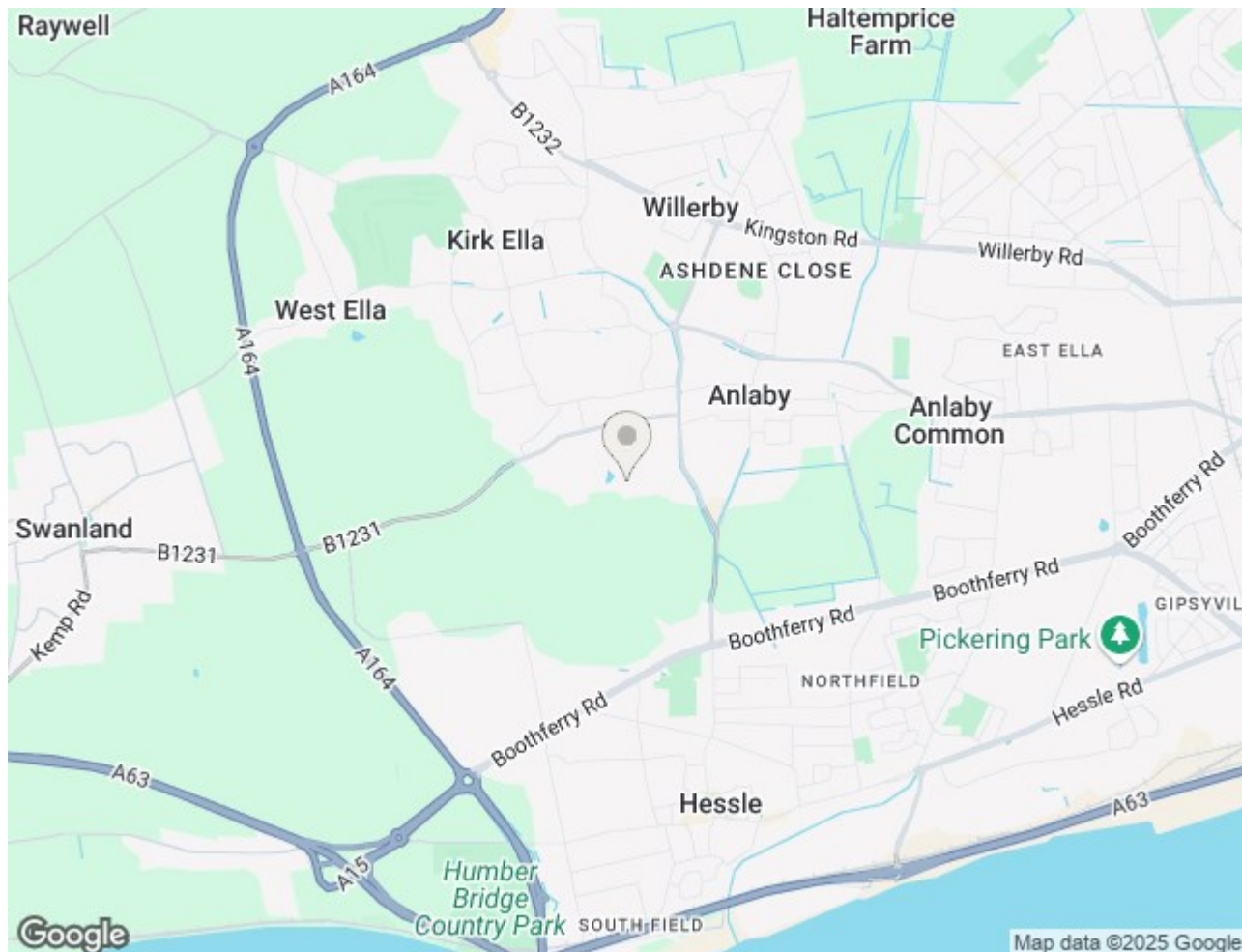
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

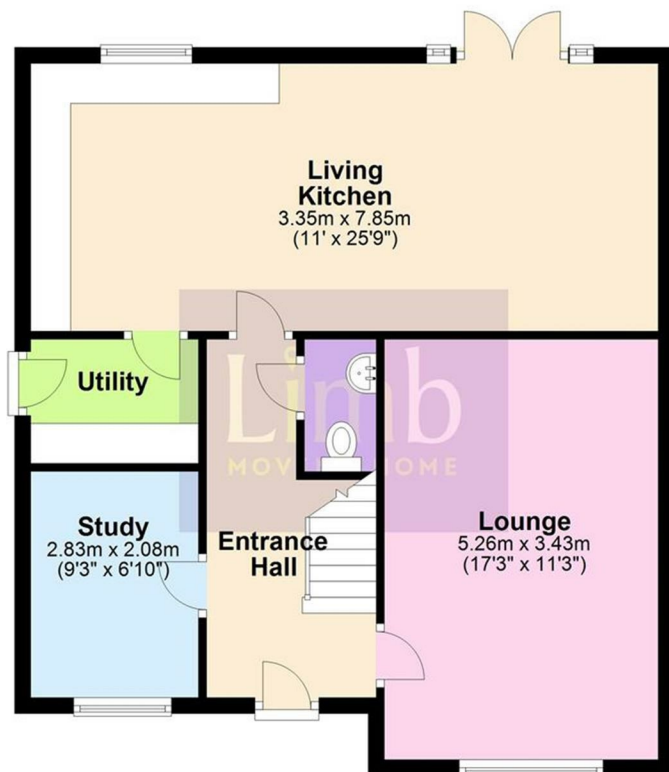
## VALUATION SERVICE

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.



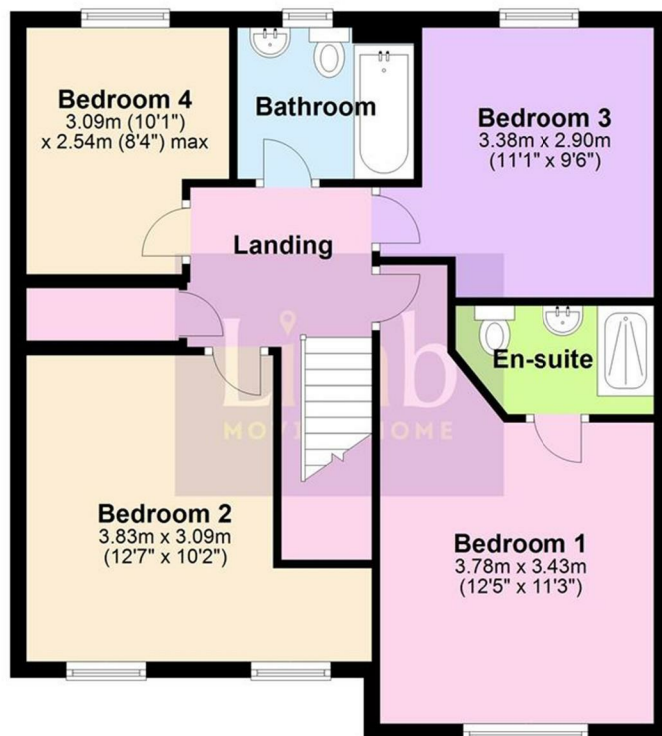
### Ground Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



### First Floor


Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 130.0 sq. metres (1398.9 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	