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Limb
MOVING HOME



The Gables First Lane, Anlaby, East Yorkshire, HU10 6UX

- 📍 Detached Dormer Bungalow
- 📍 Over 1,600 sq.ft Accom.
- 📍 Approx 0.7 Acre Plot
- 📍 No Onward Chain
- 📍 Great Potential
- 📍 Early Viewing Recommended!
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = D

£360,000

INTRODUCTION

Introducing this fantastic opportunity in Anlaby! Located on First Lane, the Detached Dormer Bungalow at The Gables offers approximately 1,600 sq ft of accommodation across two floors presenting a unique proposition and boasting ample renovation and development potential for those in search of a project. The accommodation is depicted on the attached floor plan and briefly comprises a spacious entrance hallway, lounge and dining room, kitchen, conservatory and two double bedrooms. There is a further bedroom with extensive storage upon the first floor.

Situated on a generous 0.7 acre plot, the property features a large block paved driveway set behind wrought iron gates and a tandem-length garage, providing convenient parking and storage options. With no onward chain, this is a rare chance to create your dream home in a great location.

LOCATION

The property is situated along First Lane, Anlaby, close to its junction with Boothferry Road and enjoys open views to the front and side. 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).

Wolfreton 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

10'3" x 9'1" approx (3.12m x 2.77m approx)
With doors leading through to the bedrooms and lounge.



LOUNGE

15'10" x 13'10" approx (4.83m x 4.22m approx)
With brick fireplace and window to rear. Opening through to the dining area.



DINING AREA

13'11" x 12'0" approx (4.24m x 3.66m approx)
With window to side and patio doors to rear.



KITCHEN

16'0" x 9'0" approx (4.88m x 2.74m approx)
With fitted units, laminate worksurfaces, sink and drainer, double oven, four ring hob, plumbing for a washing machine, windows to side. Door to conservatory.



CONSERVATORY

13'9" x 11'0" approx (4.19m x 3.35m approx)
With door to garden and internal access door to garage.



BEDROOM 1

14'10" x 13'10" approx (4.52m x 4.22m approx)
Windows to front and side elevations.



BEDROOM 2

13'10" x 12'0" approx (4.22m x 3.66m approx)
Windows to front and side elevations.



SHOWER ROOM

With suite comprising a walk in shower, wash hand basin and low flush W.C. Understairs storage cupboard and window to side.



FIRST FLOOR

BEDROOM

15'10" x 14'5" approx (4.83m x 4.39m approx)

With an extensive range of storage cupboards. Dormer windows to both front and rear elevations.



VIEW FROM FIRST FLOOR BEDROOM



OUTSIDE

The property is set back from the road within a plot of approx 0.7 acres. Wrought iron gates give access to the block paved driveway which provides excellent parking and leads to the side and the tandem length double garage. The garage has power and light and there is a gardeners W.C. to the rear. A path leads to the opposite side of the property giving access to the rear garden. The extensive garden is lawned with a raised pond in the centre and a further pond to the rear. There is a further garage with power and light plus three greenhouses, two of which have power plus a shed with power and water access.



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 E. 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

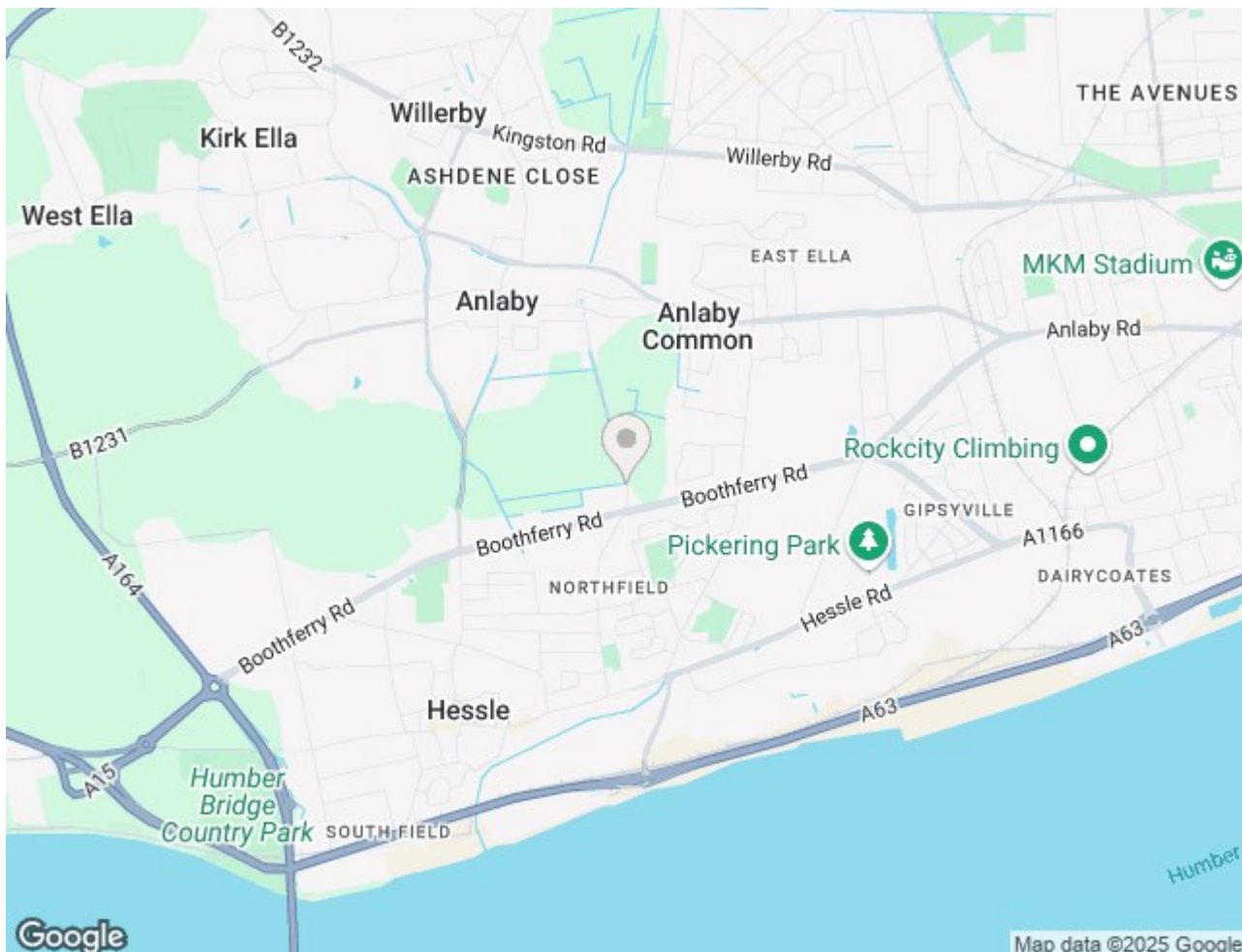
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 181.7 SQ. METRES (1956.1 SQ. FEET)
THE GABLES, FIRST LANE, ANLABY

