

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Northfield Close, Anlaby, East Yorkshire, HU10 7DJ*

- 📍 Stunning Detached Prop.
- 📍 4 Beds/4 Baths
- 📍 Excellent Specification
- 📍 Council Tax Band = F
- 📍 Driveway & Garage
- 📍 Attractive Gardens
- 📍 Exclusive Cul-de-sac
- 📍 Freehold/EPC = C

*Offers Over £425,000*



## INTRODUCTION

This stunning detached property has a high quality specification, attractive finish and many features of interest. Nestled at the end of a small exclusive cul-de-sac, just off Tranby Lane, the property was built in 2013 and the picturesque street scene has matured significantly to provide a delightful setting. The property features oak doors, quality fitted kitchen, attractive gardens and so much more! The versatile layout provides up to 4 bedrooms with 4 bath/en-suites. There is a rear lounge with double doors opening out to the garden and a day/dining room. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Outside the property has a good sized lawned garden to the front with shrub borders and a block set driveway provides generous parking facilities and leads onwards to the single garage. The rear garden incorporates a lawn, patio areas and vegetable planters. In all, a most desirable home of which early viewing is strongly recommended.



## LOCATION

Northfield Close has matured into a delightful small private cul-de-sac setting which is situated off Tranby Lane. The village of Anlaby is located to the west of the city of Kingston-upon-Hull in the East Riding of Yorkshire. Tranby Lane itself is an established tree lined street scene comprising a combination of residential property styles including traditional cottages, detached properties and family homes. The area is well served by amenities, the village centre having a range of shops, restaurants, cafes and other facilities. Larger stores are also within easy reach at Anlaby Retail Park which features Marks & Spencers, Next and Argos whilst a Morrisons supermarket is adjacent. There are several primary and secondary schools within the area in addition to a nearby public school.

Anlaby is well placed to take advantage of the excellent transport network provided within the area. Local road links give it easy access to the A63 and the national motorway network. Bus routes serve Tranby Lane allowing travel into Hull's vibrant city centre. The local airports of Humberside, Robin Hood at Doncaster and Leeds/Bradford are all within an easy drive. Hull provides access to the national railway network and hosts an international ferry terminal linking to Rotterdam.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A lovely hallway with turning staircase leading to the first floor off, cupboard under, recessed downlights.



## LOUNGE

18'4" x 11'0" approx (5.59m x 3.35m approx)

Situated to the rear of the property providing views across the garden with double doors leading out. Designer radiator and wall mounted electric fire.



## KITCHEN

12'1" x 11'11" approx (3.68m x 3.63m approx)

Having an excellent range of quality modern units with high gloss fronts, work surfaces, breakfast bar area and integrated Neff double oven, 5 ring hob with stainless steel splash back and hood above, dishwasher, wine cooler, fridge freezer, washing machine, sink and drainer. Cupboard to corner, window to front elevation and external door to side drive.



## DINING/DAY ROOM

10'4" x 8'4" approx (3.15m x 2.54m approx)  
Window to front elevation.



## BEDROOM 3

13'2" x 11'6" approx (4.01m x 3.51m approx)  
Window to rear elevation, useful deep storage cupboard, internal door to bathroom.



## BATHROOM

With suite comprising bath with shower over and screen, low level W.C., wash hand basin, tiled surround, heated towel rail. Also accessible directly front the hallway.





## BEDROOM 4

11'7" x 10'2" approx (3.53m x 3.10m approx)  
Plus bay window to front elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled surround, heated towel rail, window to side elevation.



## FIRST FLOOR

### LANDING

Window to front elevation.

## BEDROOM 1

15'0" x 11'10" approx (4.57m x 3.61m approx)

With built in wardrobes having internal hanging facilities, window to front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C., wash hand basin, tiled surround, toiletries cupboards.



## BEDROOM 2

12'1" x 11'10" approx (3.68m x 3.61m approx)

With built in cupboards providing hanging facilities, fitted wardrobe, drawers, Velux window.



## EN-SUITE

With suite comprising shower cubicle, low level W.C., wash hand basin, tiled surround, toiletries cupboards.



## OUTSIDE

As the property lies at the end of this close, it has a good sized lawned garden to the front with shrub borders and a private driveway provides generous parking together with access to the single garage. The attractive rear garden has been landscaped to incorporate lawn, patio, vegetable planters and has a number of fruit trees.



## REAR VIEW



## TENURE

Freehold

## SERVICE CHARGES

We have been advised that there is a monthly charge of £30 to maintain the private road.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

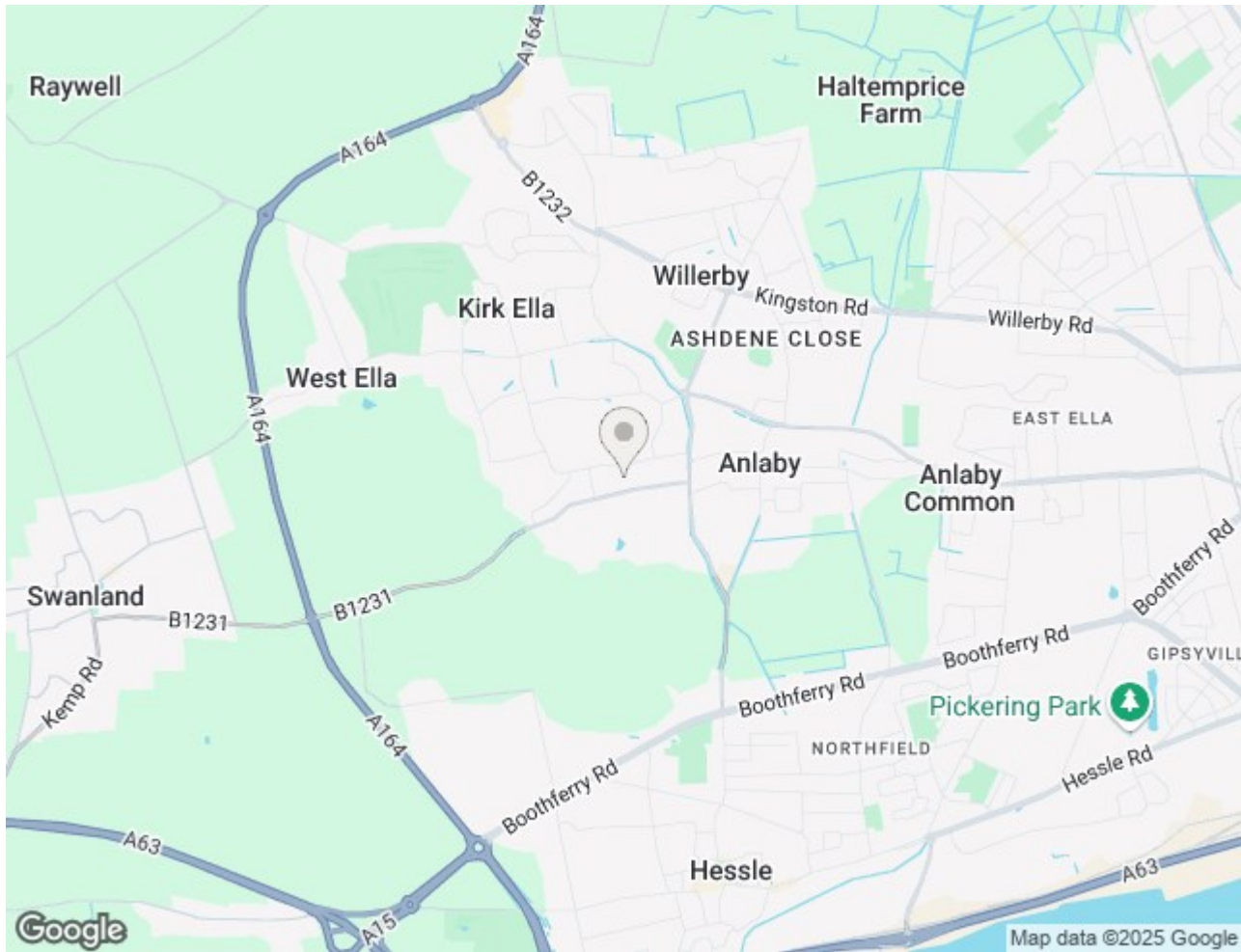
## PHOTOGRAPH DISCLAIMER

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.

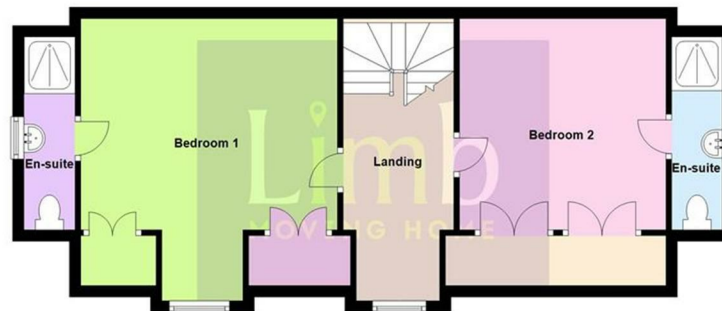




**Ground Floor**  
Approx. 97.2 sq. metres (1046.1 sq. feet)




**First Floor**  
Approx. 56.9 sq. metres (611.9 sq. feet)



Total area: approx. 154.0 sq. metres (1658.0 sq. feet)

## Energy Efficiency Rating

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