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**Limb**  
MOVING HOME



*Apartment 10, The Main House, Anlaby House Estate, Anlaby, East Yorkshire,*

📍 Penthouse Style Apartment

📍 Grade II Listed

📍 Two Fitted Bedrooms

📍 Council Tax Band = D

📍 Furnished Accommodation

📍 Allocated Parking

📍 Beautiful Grounds

📍 Leasehold/EPC = C

**£269,950**

## INTRODUCTION

Experience a truly unique lifestyle in this stunning top-floor penthouse apartment within the Grade II listed Anlaby House. Formerly the show apartment, this property showcases a high-specification finish and offers a wealth of desirable features. Enjoy a spacious dual-aspect lounge, a well-appointed kitchen with Corian worktops, two double bedrooms with fitted wardrobes, and a luxurious ensuite with a striking glass panel plus a further shower room with travertine tiles. The apartment further benefits from two parking spaces, secondary glazing to the original sash windows, zoned gas underfloor heating and includes all furniture as seen. A storage room on the landing and a further storage unit in the basement provide added convenience.

The Anlaby House Estate is a 4 acre site with manicured gardens which include a large variety of ancient trees and is also home to an array of animals and wildlife. The estate also includes a selection of exclusive residences built in a style sympathetic to the main house and all residents pay into a management fund to maintain the appearance of the estate.

## LOCATION

The sought after Anlaby House Estate is situated off Beverley Road and is a beautiful setting comprising many fine homes in addition to the historic Grade II listed Anlaby House. 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.

### 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.

## FURNISHED ACCOMMODATION

The property is being sold as seen and includes all furniture, cutlery, crockery, pots and pans, light fittings, carpets and blinds.

## ACCOMMODATION

The property is located upon the upper floor and can be accessed via the staircase in the main communal hallway. A video intercom system will release the main door that opens to the vast hall with it's sweeping stone staircase which exudes a sense of grandeur. Upon arriving on the second floor landing, a private residential entrance door opens to:



## ENTRANCE HALLWAY

With all rooms accessed off.

## SPACIOUS LIVING/DINING ROOM

19'9" x 16'4" approx (6.02m x 4.98m approx)

Stunning light and airy space with high ceilings and two sash windows to the north elevation and a further two sash windows to the west and into the bay. Open plan in style through to the kitchen.



## DINING AREA



## KITCHEN

11'10" x 10'2" approx (3.61m x 3.10m approx)

The kitchen is a contemporary design with deep Corian work surfaces. The hi-spec Siemens integrated appliances include an oven, microwave, hob with filter hood above, fridge/freezer, dishwasher and washing machine. There is a moulded sink with shower style mixer tap and window to the west elevation.



## BEDROOM 1

16'4" x 14'6" approx (4.98m x 4.42m approx)

A truly luxurious space with fitted wardrobes and feature en-suite separated from the bedroom with a striking glass panel. Sash windows to the front elevation. There is also a airing cupboard to the corner which houses the boiler and control panel for the Bose sound system.



## ENSUITE

This luxurious suite comprises a deep free standing bath, walk in shower, feature pedestal with basin and low flush WC. Heated towel rail and travertine tiling to the walls and floor.



## BEDROOM 2

11'10" x 8'0" approx (3.61m x 2.44m approx)  
With fitted wardrobes and sash window to the front elevation.



## SHOWER ROOM

With luxurious suite comprising a walk in shower, wash hand basin and low flush WC. Travertine tiling to walls and floor, heated towel rail.



## OUTSIDE

The property has two designated parking bays plus there is visitor's parking to the side of the main building. The apartment has the use of the communal landscaped grounds of Anlaby House Estate plus there is a further parkland area situated to the south of the main house.

A storage room on the landing and a further unit in the basement provide added convenience.

## SERVICE CHARGES

The service charge is currently £288.31 per month from 1st January 2025 to 31st December 2025\*.

\* There is an additional charge for this year only of £833.00 per apartment for works needed on the fascias of the Main House. This has been spread over 12 months and is included in the monthly service charge payments during 2025. Otherwise, the monthly service charge would have been £218.90 for 2025.

## TENURE

Leasehold - 999 year lease from 1st January 2007.

## SERVICES

Sky is also available in the building.

## 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

The property is being "sold as seen" and includes all furniture, cutlery, crockery, pots and pans, light fittings, carpets and blinds.

## 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.

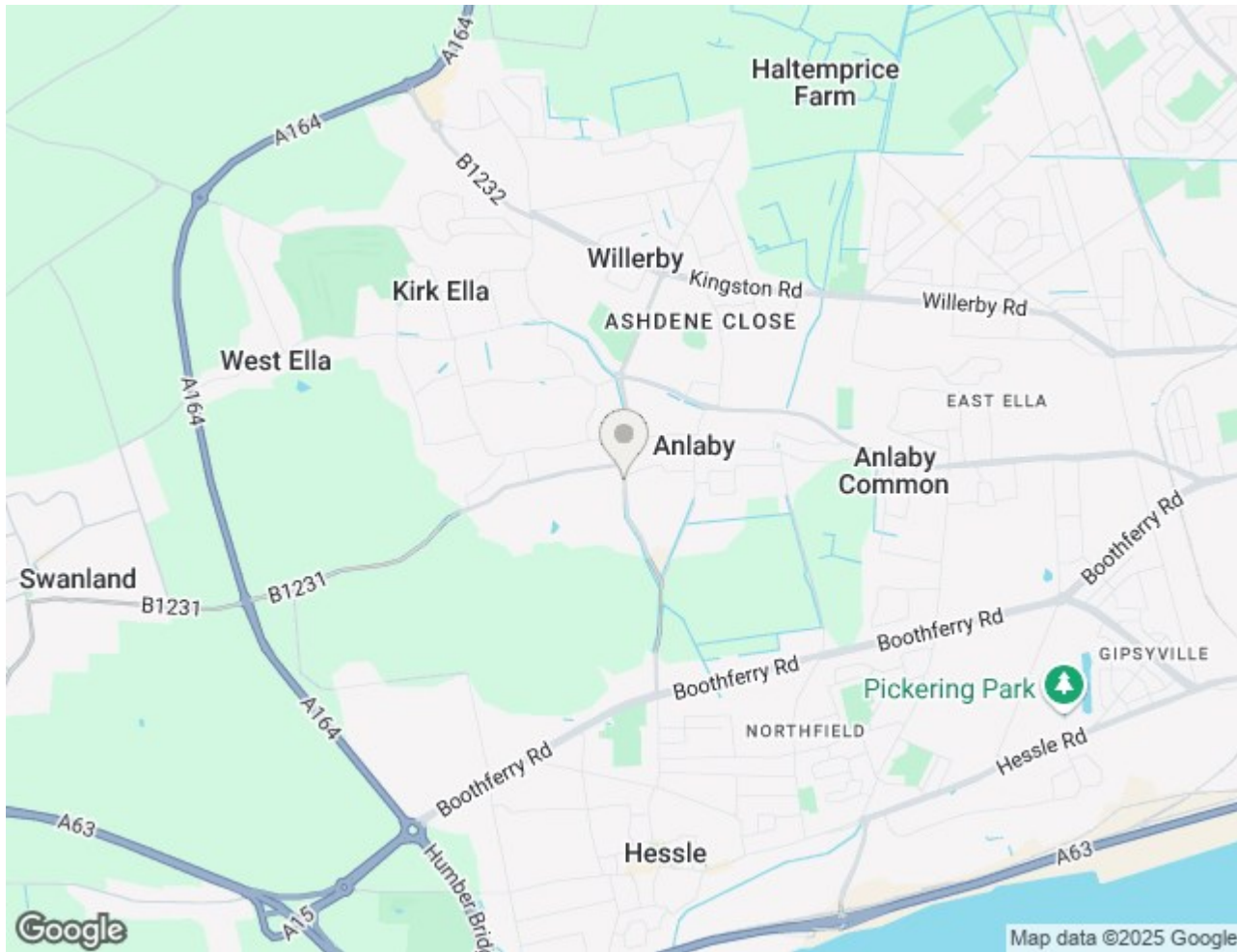
## PHOTOGRAPH DISCLAIMER

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

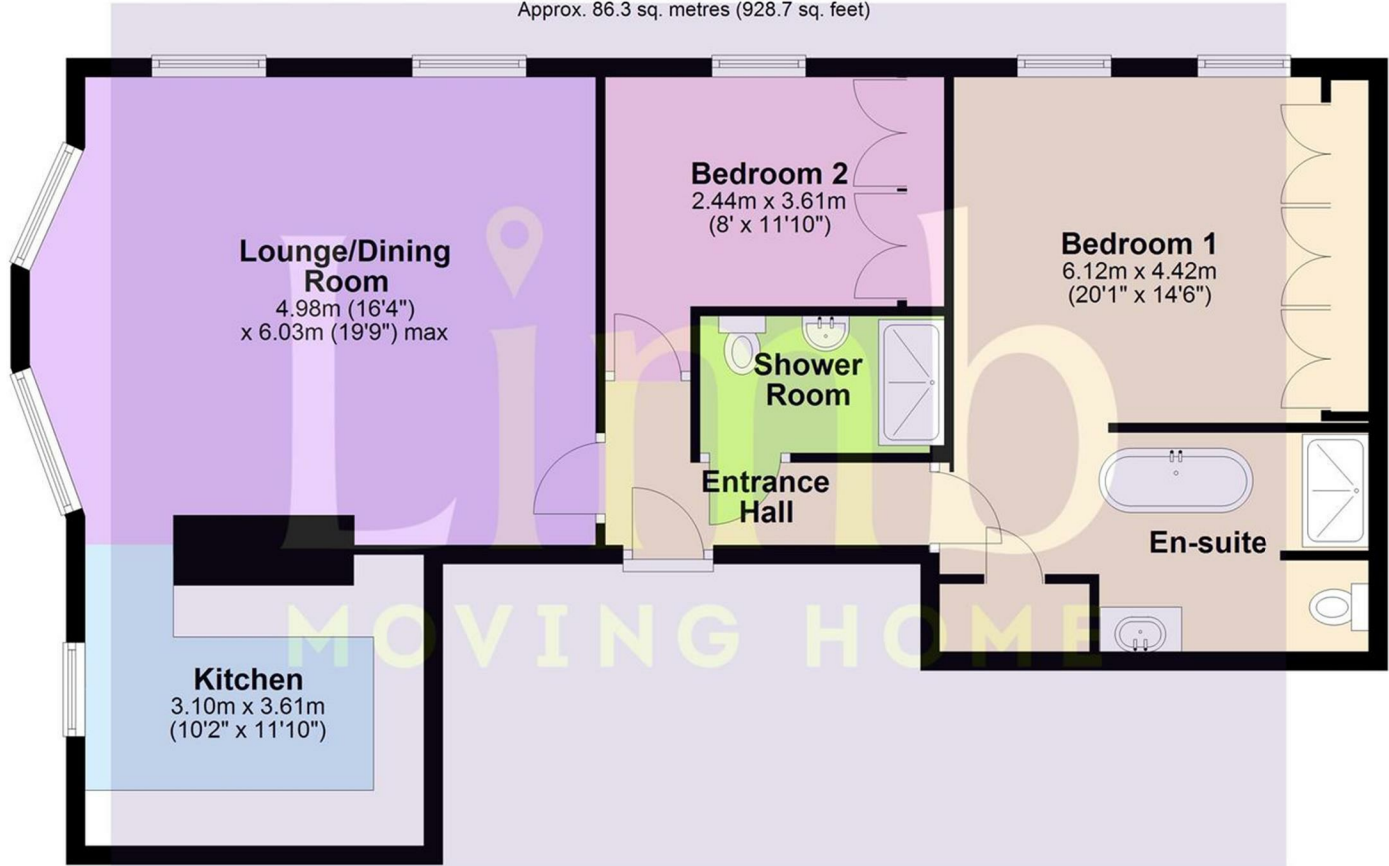
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 86.3 sq. metres (928.7 sq. feet)




Total area: approx. 86.3 sq. metres (928.7 sq. feet)

**Apt 10 Anlaby House, Anlaby**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</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	