

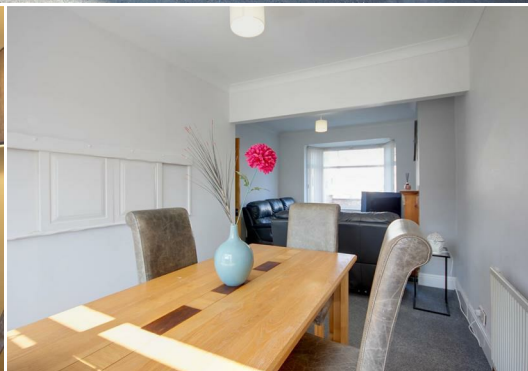
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**Limb**  
MOVING HOME



*15 Colville Avenue, Anlaby Common, East Yorkshire, HU4 7RN*

- 📍 End Terrace House
- 📍 Three Bedrooms
- 📍 Local Schools/Amenities
- 📍 Council Tax Band = B
- 📍 Modern Bathroom
- 📍 South Facing Garden
- 📍 Viewing Recommended!
- 📍 Freehold / EPC = D

**£175,000**

## INTRODUCTION

Enjoying a sought-after south-facing rear garden, this well-presented three-bedroom end-terraced house offers comfortable and bright living. The property offers well-proportioned accommodation including an entrance hall, a spacious through lounge/diner, a kitchen, and a recently fitted modern bathroom. The property also has the benefit of double glazing and gas central heating.

The front of the property features a garden enclosed by a low brick wall and holds the future possibility of off-street parking (subject to planning), while the rear garden is a sunny haven, complete with a patio for outdoor seating with a lawn beyond and a useful garden shed.

## LOCATION

Colville Avenue is situated off Trenton Avenue within the popular residential area of Anlaby Common. The property is therefore well placed for Anlaby Commons excellent range of shops and amenities and being on a bus route to Hull city centre. The nearby villages of Anlaby, Willerby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63 /M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

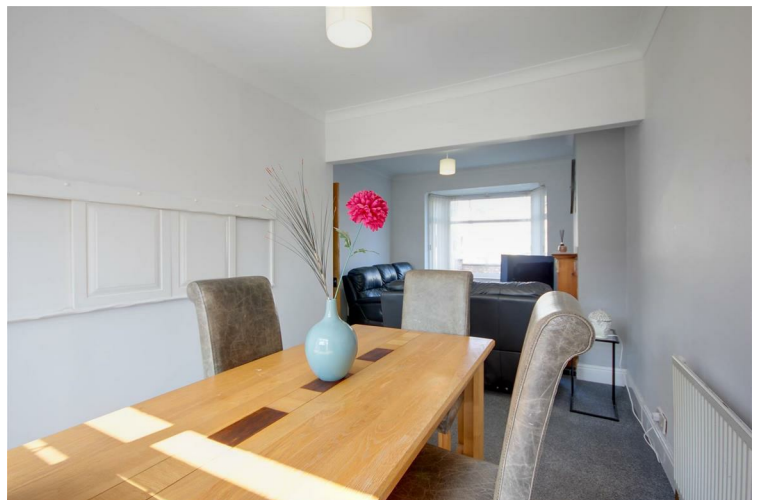
### ENTRANCE HALL

Welcoming hallway with staircase leading up to the first floor with cupboard under. There is also an additional coat cupboard.



### LOUNGE/DINER

Spacious bridge lounge/dining area.





## LOUNGE AREA

11'3" x 10'0" approx (3.43m x 3.05m approx)

With feature fire surround housing a living flame gas fire. Bay window to the front elevation, opening through to the dining area.



## DINING AREA

10'11" x 8'8" approx (3.33m x 2.64m approx)

With window to rear.



## KITCHEN

14'5" x 8'1" approx (4.39m x 2.46m approx)

Having a range of fitted base and wall units with woodblock worktops incorporating a one and a half bowl sink and drainer with mixer tap and tiled splashbacks. There is an integrated oven and hob with filter hood above plus a fridge/freezer. Plumbing for a washing machine and dishwasher. Window and external access door to rear.



## FIRST FLOOR

## LANDING

With loft access hatch and window to side.

## BEDROOM 1

11'2" x 12'2" approx (3.40m x 3.71m approx)  
Measurements into bay window to the front elevation.



## BEDROOM 2

11'0" x 10'8" approx (3.35m x 3.25m approx)  
Measurements into fitted wardrobes. Window to rear.



## BEDROOM 3

6'4" x 5'5" approx (1.93m x 1.65m approx)  
Window to front.



## BATHROOM

This recently fitted stylish bathroom suite features a bath with shower attachment and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, window to rear.





## OUTSIDE

The front of the property features a garden enclosed by a low brick wall, while the rear garden is a sunny haven, complete with a patio for outdoor seating with a lawn beyond and a useful garden shed.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## AGENTS NOTE

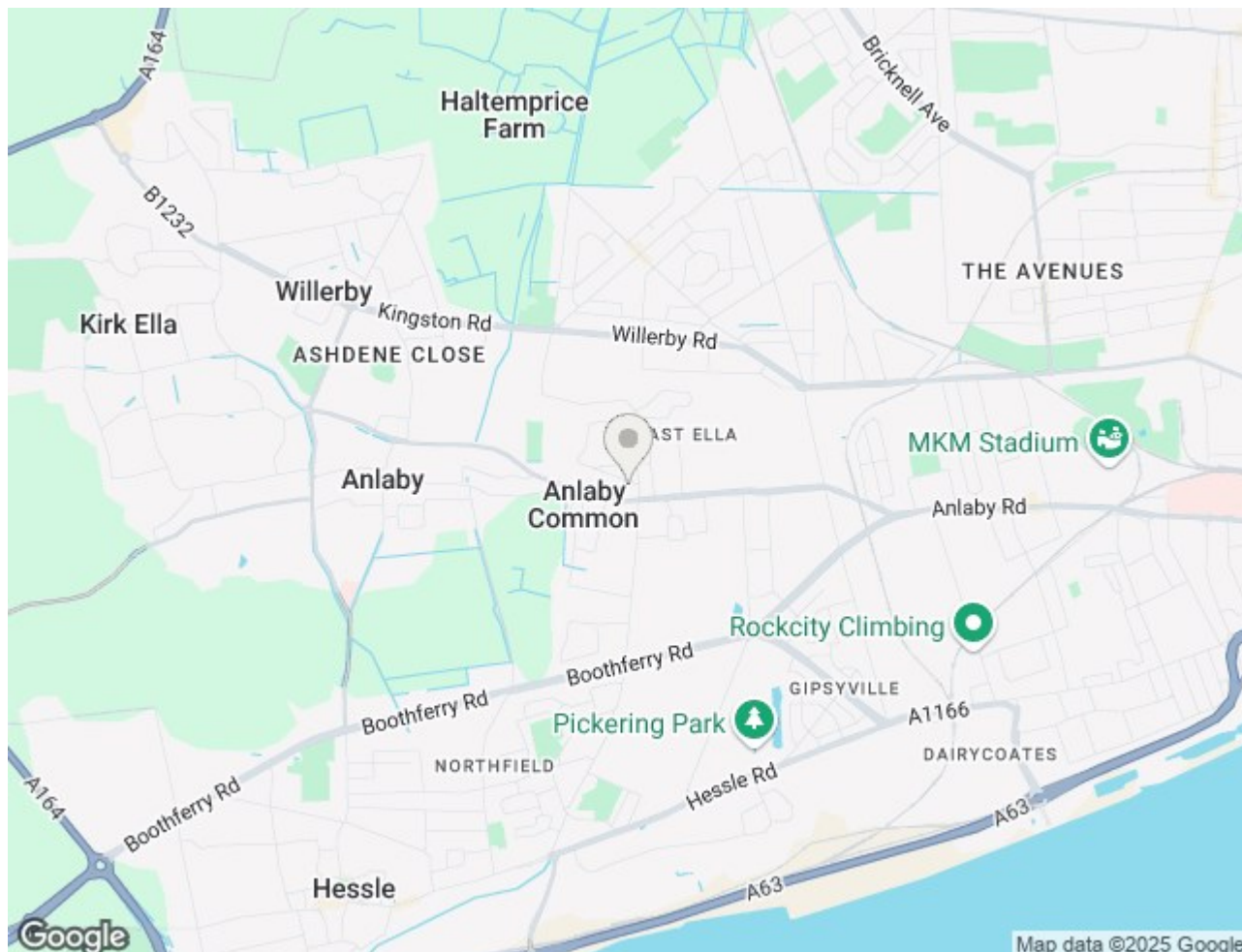
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

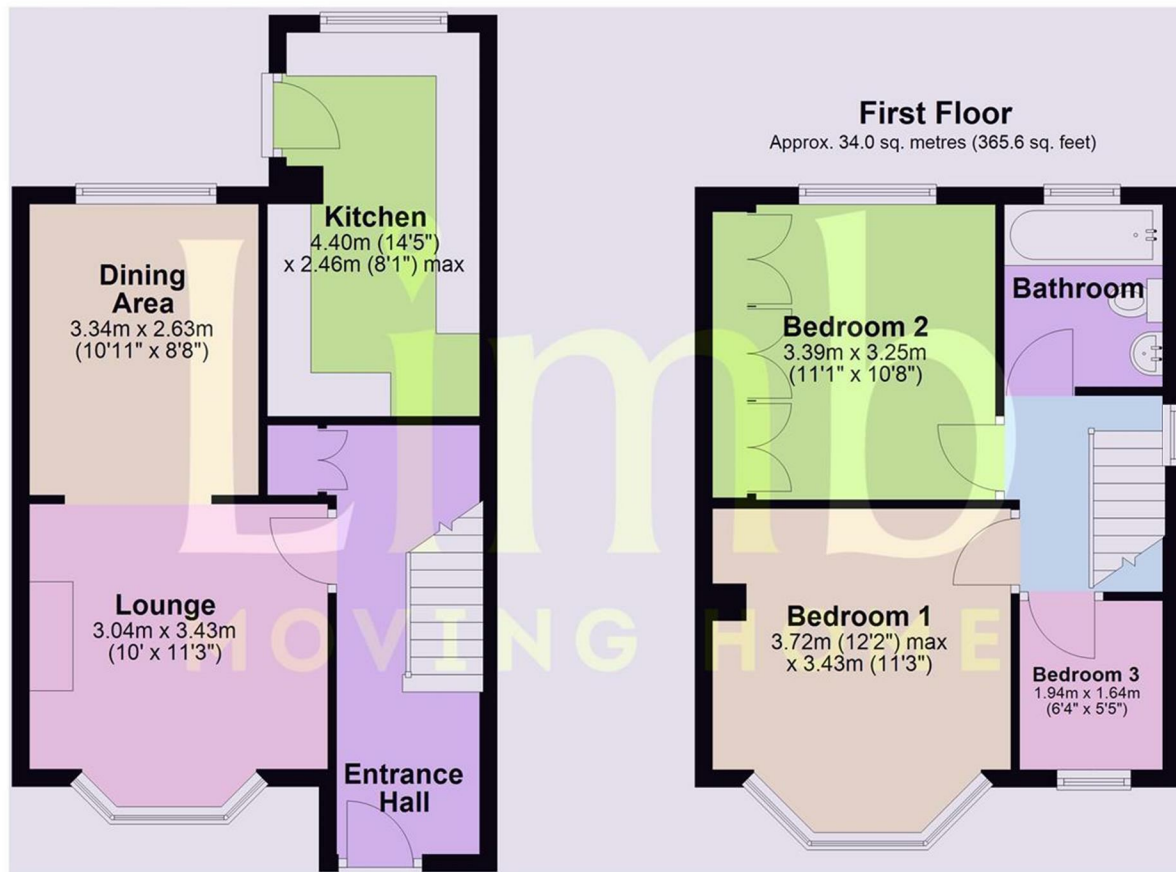
## VALUATION SERVICE

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. 39.8 sq. metres (427.9 sq. feet)




Total area: approx. 73.7 sq. metres (793.5 sq. feet)

**15 Colville Avenue, Anlaby Common**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	