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**Limb**  
MOVING HOME



*17 Voases Close, Anlaby, East Yorkshire, HU10 7BW*

- 📍 Semi Detached Bungalow
- 📍 Sought After Location
- 📍 3 Beds (1 Upstairs)
- 📍 Council Tax Band = C

- 📍 Side Drive & Garage
- 📍 Beautiful Rear Garden
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = D

**£250,000**



## INTRODUCTION

This ideal retirement bungalow stands in the highly desirable cul-de-sac of Voases Close, off Voases Lane close to Anlaby village centre where an excellent range of amenities are to be found. A particular feature of the property is a beautiful rear garden which has been clearly well cared for over the years. The accommodation is depicted on the attached floorplan and briefly comprises a hall, lounge, kitchen, two ground floor bedrooms and a shower room. A staircase leads up to the third bedroom and eaves storage space which has further potential for conversion. A side drive provides good parking and access to the garage. In all, a lovely bungalow of which early viewing is recommended.

## LOCATION

Voases Close is a quiet cul-de-sac situated off Voases Lane, close to the centre of Anlaby village. The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella and 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

With cupboards and stairs off to the first floor.

## LOUNGE

With feature fire surround housing a "living flame" gas fire. Sliding patio doors overlooking the garden.



## KITCHEN

Having a range of stylish units with work surfaces and integrated oven, hob with extractor hood above, dishwasher and space for fridge freezer. There is a sink and drainer, plumbing for automatic washing machine, window to side and door to a rear lobby.



## REAR LOBBY

Of uPVC double glazed construction with door leading out.

## BEDROOM 1

With fitted wardrobing, window to front elevation.



## BEDROOM 2

Window to front elevation.



## SHOWER ROOM

With suite comprising shower cubicle, fitted furniture with inset wash hand basin and concealed flush W.C., tiling to the walls.



## FIRST FLOOR

### LANDING

Access to eaves storage area.

### BEDROOM 3

Window to rear elevation.





## OUTSIDE

There is a gravelled garden to the front and a side drive provides parking and access to the garage which has an electric up and over entry door. The beautiful rear garden has been well cared for over the years and incorporates a paved patio area, lawn and well stocked borders. There is also a garden shed.



## REAR VIEW



## ADDITIONAL INFORMATION

The property has the benefit of gas fired central heating to radiators and double glazing is installed.

## TENURE

Freehold

## COUNCIL TAX BAND

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

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

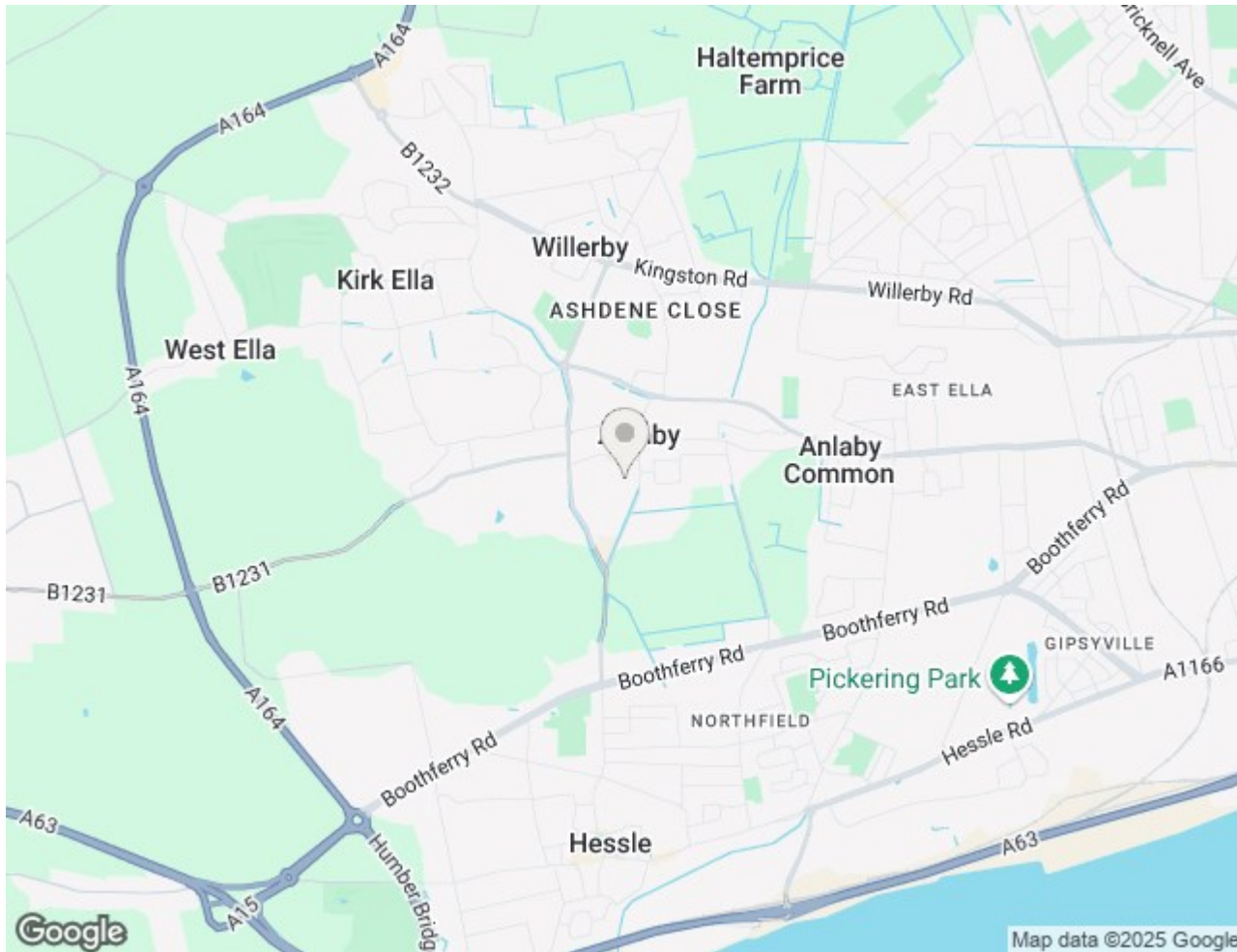
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

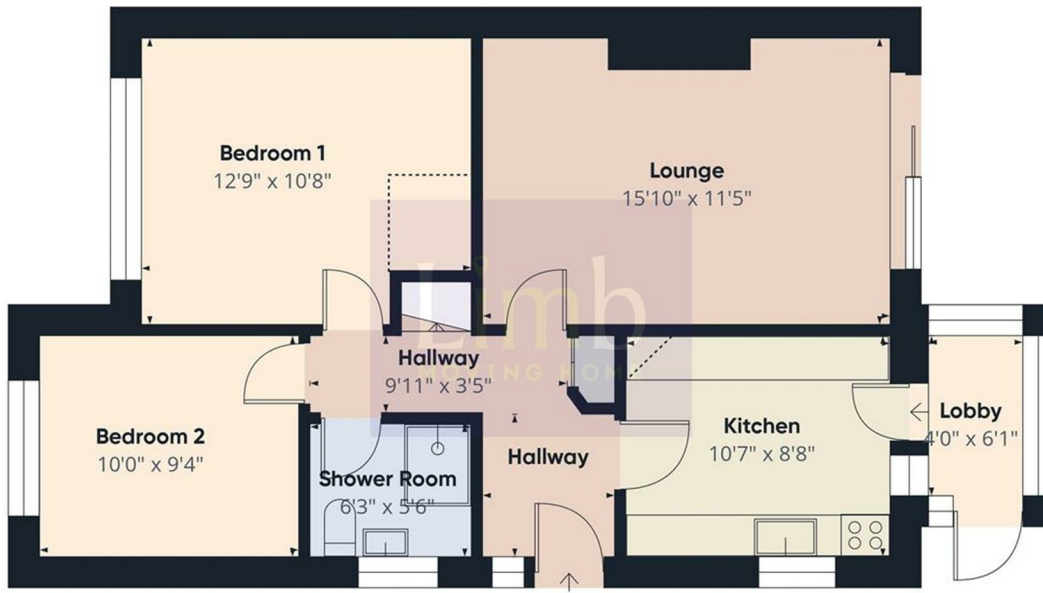
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







Floor 0



Floor 1



Approximate total area<sup>®</sup>  
767 ft<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	