

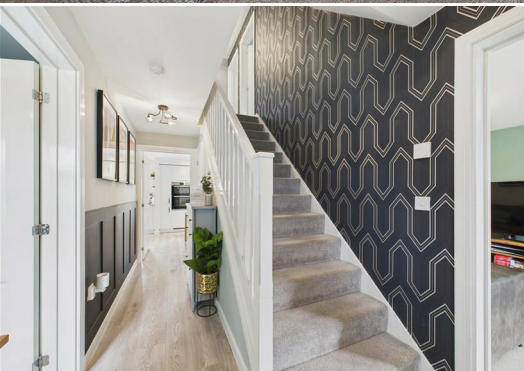
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*2 Ketil Place, Anlaby, East Yorkshire, HU10 7GD*

- 📍 Modern Detached House
- 📍 Stylish Interior
- 📍 Appealing Position
- 📍 Council Tax Band = E
- 📍 Living Kitchen & Utility
- 📍 4 Beds / 2 Baths
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = B

**£395,000**

## INTRODUCTION

This modern detached house offers an immaculately presented and spacious accommodation, complemented by a westerly-facing rear garden and views of an open green space. The stylish layout features a spacious entrance hall, a study, a lounge, and a superb living/dining kitchen with an adjoining utility room and cloaks/W.C. The first floor provides a generous landing and four double bedrooms, with an en-suite to the main bedroom and a family bathroom.

Externally, a side drive offers off-street parking and leads to a single detached garage. The rear garden is a delightful space, featuring a patio, lawn, gravelled patio with a pergola, and raised planted beds.

## LOCATION

The property is situated along Ketil Place, which runs off Cape Drive within this modern residential development. 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

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

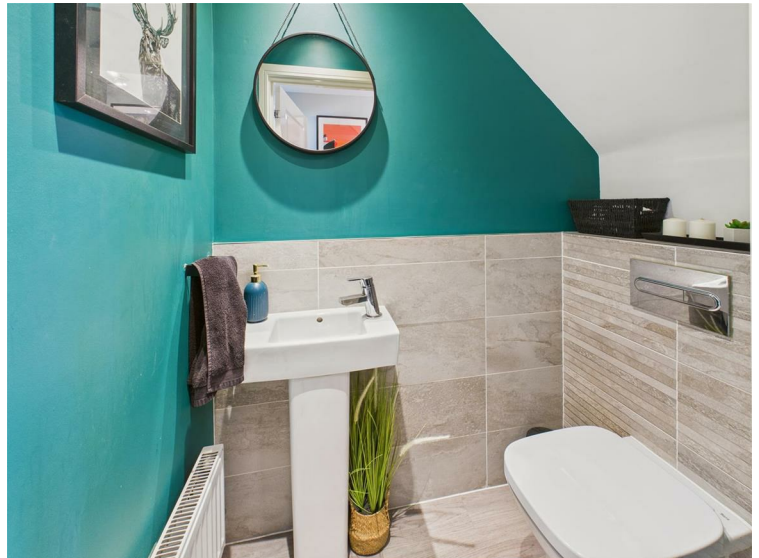
### ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin.



## STUDY

Window to front.



## LOUNGE

Window to front.



## LIVING/DINING KITCHEN

Spanning the width of the property with French doors leading out to the rear garden. The kitchen has a range of modern base and wall units with complementing worktops incorporating and one and a half bowl sink and drainer with mixer tap. Integrated appliances include a double oven, four ring gas hob with extractor above, fridge/freezer and dishwasher.



## LIVING/DINING AREA



## UTILITY ROOM

With fitted units, cupboard housing the gas central heating boiler, plumbing for a washing machine, space for tumble dryer. External access door to side.

## LANDING

Spacious landing area with large airing/cylinder cupboard situated off.



## BEDROOM 1

With wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled surround, tiled floor and inset spot lights.



## BEDROOM 2

With storage cupboard and window to the front elevation.



## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround and tiled floor. Window to rear.



## OUTSIDE

A side drive offers off-street parking and leads to a single detached garage. The rear garden is a delightful space, featuring a patio, lawn, gravelled patio with a pergola, and raised planted beds.



## 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

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

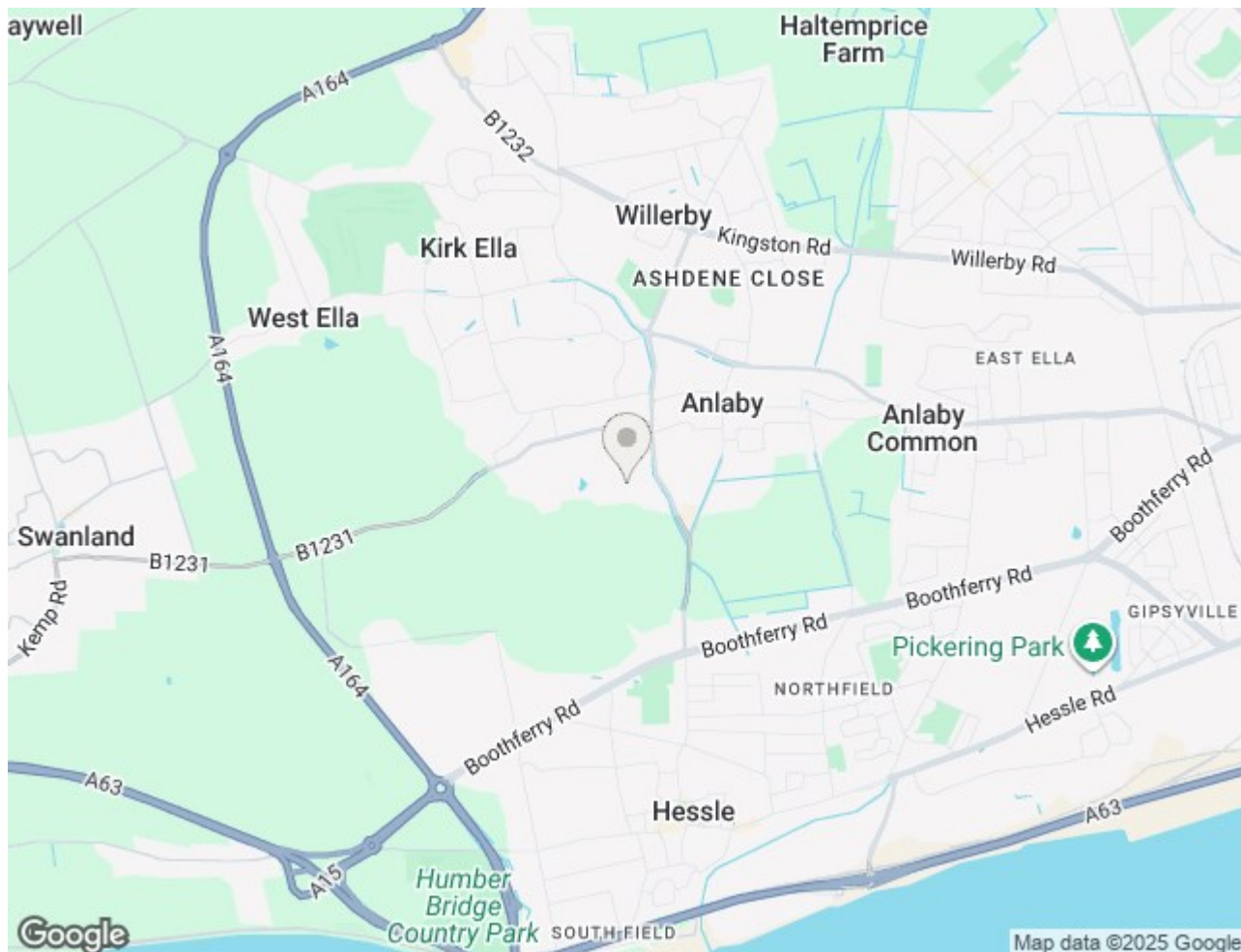
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

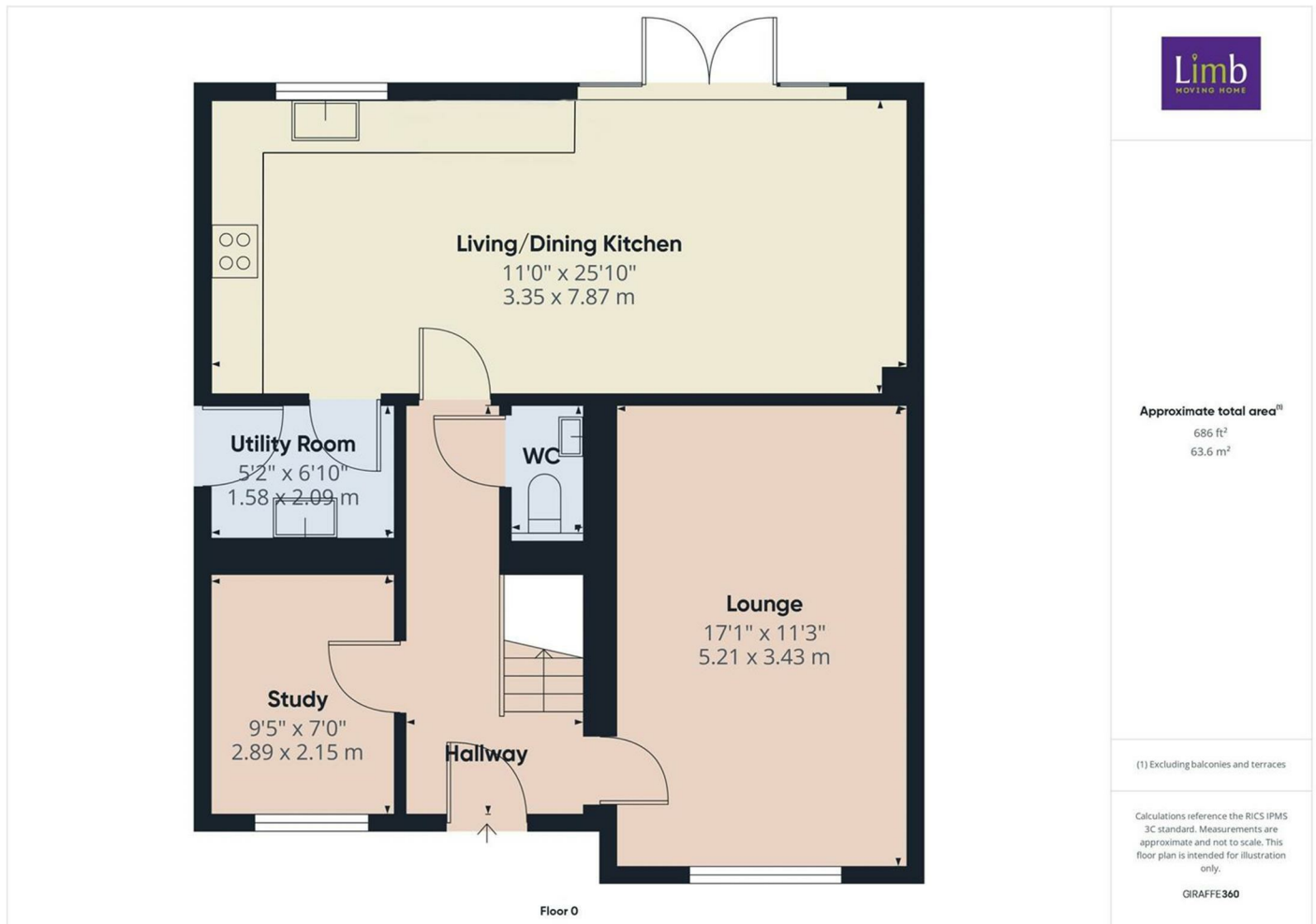
## PHOTOGRAPH DISCLAIMER

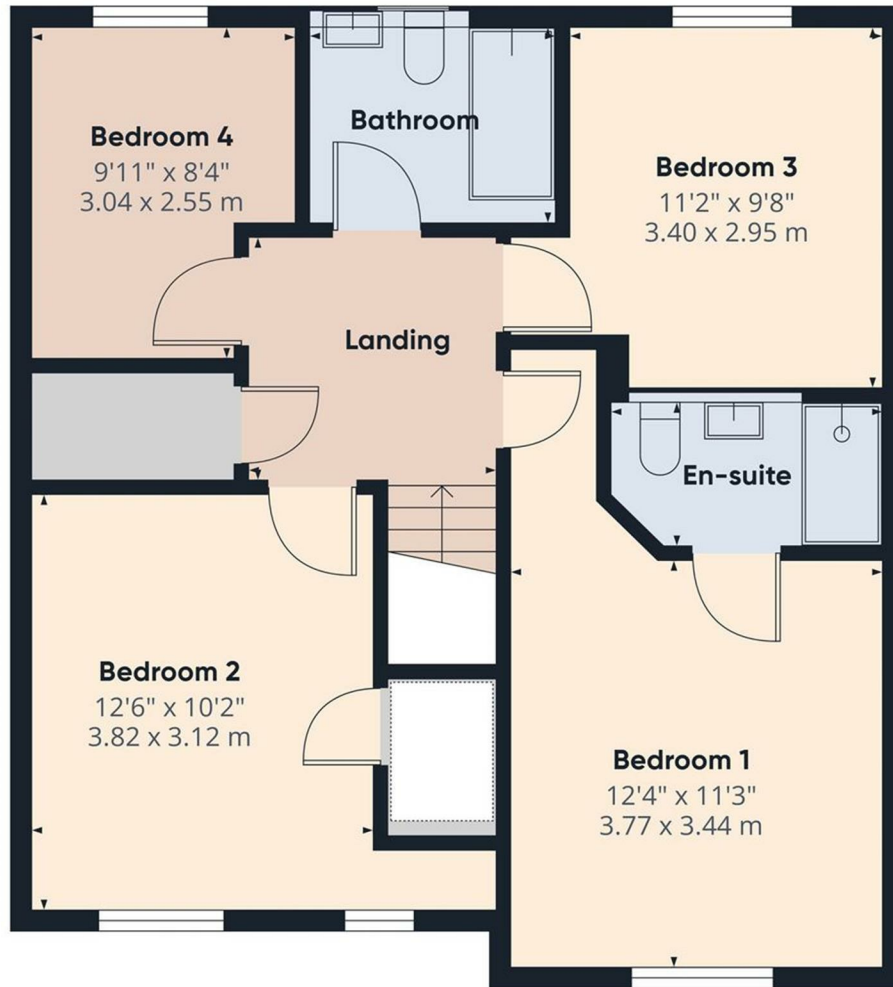
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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 1



Approximate total area<sup>(1)</sup>  
627 ft<sup>2</sup>  
58.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>94</b>                                                                         |
| (81-91) <b>B</b>                            | <b>85</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<br>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<br>2002/91/EC |  |