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**Limb**  
MOVING HOME



*11 Vickerman Close, Anlaby, East Yorkshire, HU10 7FS*

- 📍 Modern 1st Floor Apartment
- 📍 Open Plan Living
- 📍 2 Bedrooms
- 📍 Council Tax Band = B
- 📍 NHBC Warranty
- 📍 Allocated Parking Space
- 📍 Access to Open Fields
- 📍 Leasehold / EPC = B

**£150,000**

## INTRODUCTION

Occupying a pleasant position within this modern residential development, this beautifully presented 1st floor apartment offers stylish and low-maintenance living, ideally suited to a range of purchasers seeking contemporary accommodation in a convenient setting.

Constructed just four years ago and benefiting from the remainder of the NHBC warranty, the property provides well-planned accommodation centred around an impressive open-plan living space. Designed to accommodate cooking, dining and relaxation within one sociable environment, this bright and welcoming room forms the heart of the home and is perfectly suited to modern lifestyles.

The apartment further benefits from two well-proportioned bedrooms together with a contemporary bathroom, all presented to an excellent standard throughout and ready for immediate occupation.

Externally, residents enjoy access to communal gardens positioned to the side and rear of the building, whilst nearby open fields provide an attractive backdrop and opportunities for walking and outdoor recreation. An allocated parking space within the residents' car park adds further convenience.

Combining modern design, practical living space and an appealing location close to green open space, this is an excellent opportunity to acquire a home that offers both comfort and convenience in equal measure.

## LOCATION

Vickerman Close forms part of the popular modern development built in recent times by Messrs Bellway Homes which is situated off Beverley Road, Anlaby. Anlaby is a popular and vibrant village situated on the western fringe of Hull in the East Riding of Yorkshire. It offers a desirable quality of life, with its blend of suburban convenience and traditional charm. Together with the neighbouring villages of Kirk Ella, Willerby, and Hessle, the area provides superb access to top-tier amenities, medical and recreational facilities. Making it a perfect place to live for many.

The village is perfectly positioned to offer residents an outstanding array of modern conveniences and retail options, most notably the Anlaby Retail Park—home to a Marks & Spencer Food Hall and other major retailers. The village heart retains a traditional feel with local restaurants and independent shops, while the nearby Haltemprice Leisure Centre serves as a premier hub for fitness, swimming, and recreation.

The village is served by established primary schools, including Anlaby Primary School and Acre Heads Primary School. For secondary education, the area is well-positioned for Wolfreton School & Sixth Form College, alongside the nearby, highly regarded independent Tranby School, making it an ideal choice for families.

Anlaby provides superb regional connectivity. It offers easy access towards Hull, the A63 and the wider M62 corridor. Local accessibility is also excellent, with regular bus services and convenient train links available at nearby Hessle, Brough, or Hull Paragon Interchange. Accessibility to key destinations includes:

- Hull City Centre: Approx. 4 miles
- Beverley: Approx. 9 miles
- York: Approx. 37 miles
- Leeds: Approx. 56 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With storage cupboard and loft access.

## DINING KITCHEN/LIVING ROOM

Open-plan space with a kitchen, living and dining area. There are three windows with a southerly aspect to allow natural sunlight through the day, as well as providing pleasant elevated views of the fields beyond. The the living area is carpeted, in contrast to hard floors in the kitchen and dining area.



## KITCHEN

Stylish kitchen featuring fitted, contemporary fitted units and worksurfaces and integrated appliances including fridge-freezer, oven, dishwasher and washing machine/dryer. There is a four-ring gas hob with extractor unit above, and a one-and-a-half sink & drainer atop a breakfast peninsula which acts as a partition between the kitchen and dining areas.



## DINING AREA



## LIVING AREA



## BEDROOM 1

With window to the front elevation.



## BEDROOM 2

Window to front elevation.



## BATHROOM

Stylish bathroom suite with tiled floor and surround, comprising bath with shower and screen, wash-hand basin, concealed-flush W.C. beneath window to the side elevation and storage cupboard.



## OUTSIDE

There are communal gardens to the side and rear of the property, as well as straightforward access to fields beyond. There is also an allocated parking space in the car park to the front of the property.

## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Leasehold - The lease term is 999 years dated from August 2021

## SERVICE CHARGE

We have been advised that the service charge was £1,220.72 for the period 1st August 2025 to 31st July 2026. Further information is available upon request.

## 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.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## PROPERTY TO SELL?

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.





