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**Limb**  
MOVING HOME



*12 Oakwood Close, Anlaby Common, East Yorkshire, HU5 5YG*

- 📍 Attractive Link Detached
- 📍 3 Double Bedrooms
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = D

- 📍 Stylish Bathroom Suite
- 📍 Lovely Rear Garden
- 📍 Driveway + Large Store/Gym
- 📍 Freehold / EPC = C

**£265,000**

## INTRODUCTION

Situated in a quiet cul-de-sac within a popular residential area, this link-detached home has been thoughtfully extended and updated. The exterior features modern silicone-sealed render and anthracite powder-coated double glazing, giving it excellent curb appeal. Inside, the practical layout includes a dedicated snug or home office, a spacious lounge/diner with a log-burning stove, and a contemporary breakfast kitchen. With three double bedrooms and a family bathroom upstairs and a private, rear garden designed for outdoor dining and entertaining, this is a highly functional and well-proportioned family home.

## LOCATION

Oakwood Close is situated off Maplewood Avenue within the popular and established Springhead Grange area, perfectly positioned on the western outskirts of Hull. It offers a highly desirable quality of life, blending quiet residential convenience with exceptional local charm. Together with the neighbouring suburbs of Willerby, Anlaby, and Kirk Ella, the area provides superb access to top-tier amenities, medical services, and recreational facilities, making it a perfect place to live for a wide range of buyers.

The property is ideally located to offer residents an outstanding array of modern conveniences and retail options. The bustling Willerby Road and nearby shopping hubs are home to excellent supermarkets, independent shops, and local restaurants. For fitness and leisure, the area benefits from close proximity to the Springhead Park Golf Club and the premier facilities of the nearby Haltemprice Leisure Centre.

The area is served by well-regarded local primary schooling and falls within convenient reach of established secondary options, including Wolfreton School & Sixth Form College and the highly regarded independent Tranby School, making it an ideal choice for growing families.

Positioned for excellent regional connectivity, the location offers straightforward access into Hull City Centre, as well as easy links to the A63 and the wider M62 motorway corridor. Local travel is equally convenient, with regular bus routes operating nearby and efficient train links accessible at Hull Paragon Interchange, Hessle, or Cottingham.

Accessibility to key destinations includes:

Hull City Centre: Approx. 3.5 miles

Beverley: Approx. 8 miles

York: Approx. 37 miles

Leeds: Approx. 56 miles

Beyond the immediate vicinity, the location offers excellent access to the natural beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages, perfect for outdoor enthusiasts. The area also allows for easy exploration of the East Yorkshire coast, with its dramatic clifftops and sandy beaches, while the historic market town of Beverley is just a short drive away, and the cultural attractions of York remain highly accessible.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading to the first floor.



## SNUG/OFFICE

With window to front elevation. A door leads through to a further storage space and utility room with plumbing for a washing machine.



## UTILITY ROOM



## LOUNGE/DINER



## LOUNGE AREA

With log burning stove upon a slate hearth with oak mantle. Window to front elevation



## DINING AREA

With window to the rear elevation.



## KITCHEN

Having a range of contemporary shaker style base and wall units with contrasting worksurfaces, ceramic one and a half sink and drainer with mixer tap, integrated oven, induction hob with feature filter above, integrated bin storage and dishwasher. There is a breakfast bar area and French doors open out to the rear garden.





## FIRST FLOOR

### LANDING

With cylinder/airing cupboard, loft access hatch and window to side.

### BEDROOM 1

Windows to front and rear elevations.



## BEDROOM 2

With fitted wardrobes and window to front elevation.



## BEDROOM 3

With fitted wardrobes and window to rear.



## BATHROOM

With stylish suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

A driveway and gravelled garden extends to the front and the rear garden is ideal for entertaining with a patio area directly adjoining the rear of the property plus a further patio and pergola to the rear. There is a lawned garden and attractive raised beds plus a large store, currently used as a gym.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## 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

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 heating system 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. 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 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. These 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 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. AI may have also been used to enhance photography.

## *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.







