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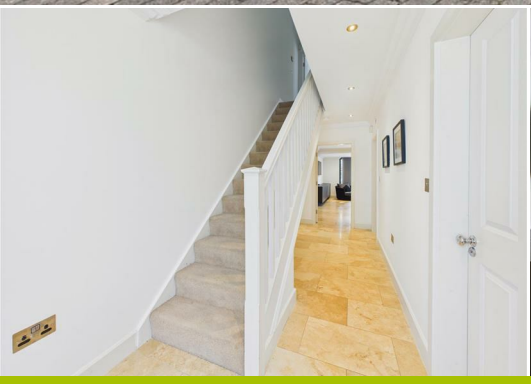
Limb
MOVING HOME



11 The Square, Anlaby House Estate, Anlaby, East Yorkshire, HU10 7AY

- Georgian Style Town House
- Stunning Living Kitchen
- 4 Double Bedrooms
- Council Tax Band = F
- Lounge With Roof Terrace
- Southerly Rear Garden
- Parking & Garage
- Freehold / EPC = B

£520,000

INTRODUCTION

Forming part of an elegant Georgian-style terrace extending along the southern side of The Square, this outstanding contemporary home occupies a prime position within the exclusive Anlaby House Estate. The property successfully combines the grandeur and symmetry of Georgian-inspired architecture with a striking contemporary design to the rear, creating an exceptional home arranged over three floors.

The beautifully appointed accommodation incorporates open plan living, underfloor heating, innovative glazing and an array of modern technological features. At ground floor level, an impressive entrance hallway leads to a cloaks/W.C. and utility room, while the centrepiece is undoubtedly the stunning open plan living kitchen. Designed as an exceptional everyday living and entertaining space, this incorporates a large picture window and bi-fold doors opening directly onto the rear garden.

Upon the first floor is the principal bedroom with a stylish en-suite shower room, together with the main lounge where double doors open directly onto a superb south-facing roof terrace. The second floor provides three further double bedrooms, one with fitted furniture, ideal as a dressing room and another benefitting from an en-suite shower room, together with the family bathroom.

Outside, a driveway provides off-street parking and access to the integral garage. To the rear, the enclosed garden enjoys a desirable southerly aspect with a generous decked terrace adjoining the property and lawn beyond.

LOCATION

The sought after Anlaby House Estate is a beautiful conservation setting with its leafy and established grounds and the historic Grade II listed Anlaby House.

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

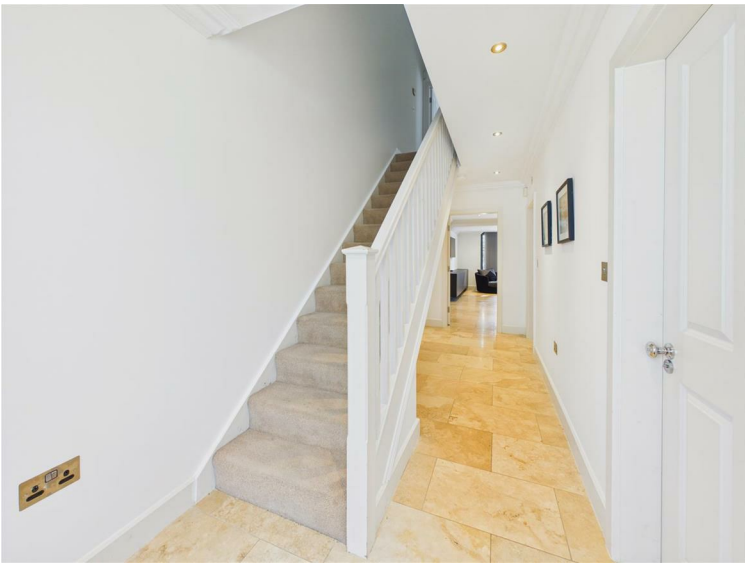
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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

A spacious hallway creates an impressive entrance. A staircase leads up to the first floor.



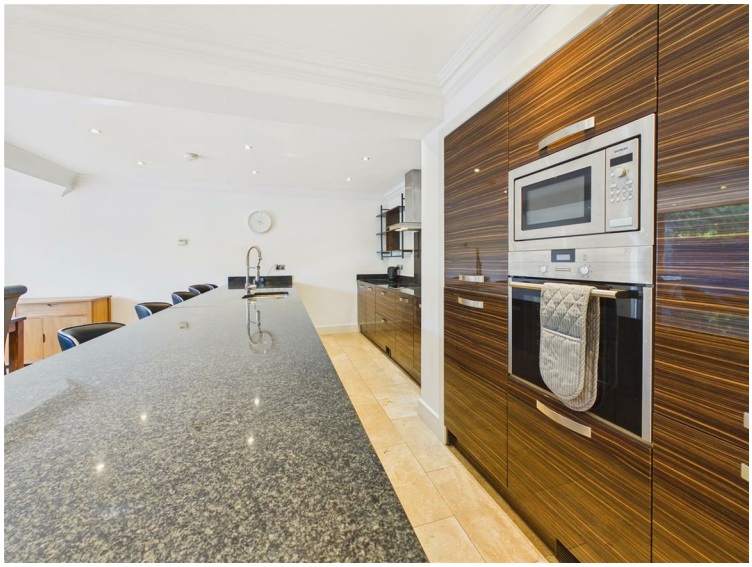
CLOAKS/W.C.

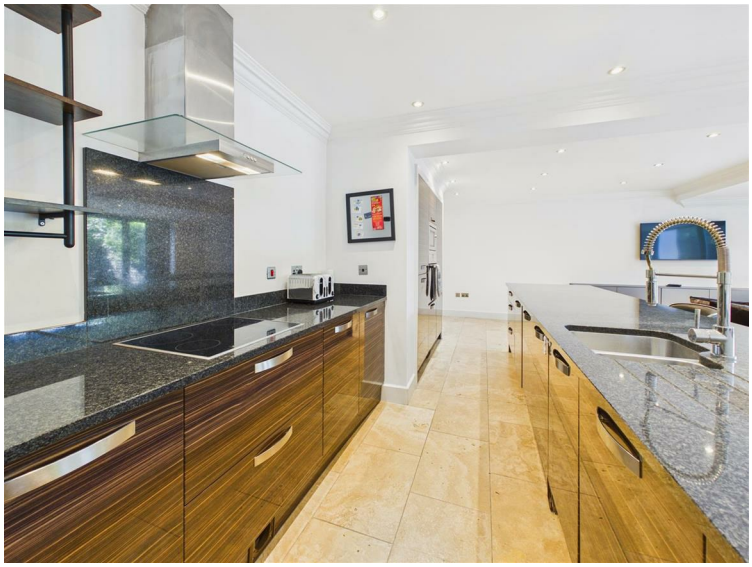
Comprising wash-hand basin, low-level W.C. and wash hand basin. Window to the front elevation.

OPEN PLAN LIVING KITCHEN

A spectacular space with views out to the south facing rear garden through a large picture window and bi-fold opening doors. The room accommodates the kitchen and provides plenty of space for both a dining and a seating area. The kitchen comprises granite worksurfaces and high quality fitted units throughout, with a feature breakfast peninsula acting as a partition between the kitchen and living areas. Appliances include four-ring induction hob with extractor unit above, one-and-a-half sink & drainer, with those integrated comprising a fridge-freezer, dishwasher, oven and microwave.

KITCHEN





DINING AREA

SEATING AREA

UTILITY ROOM

With fitted worksurface and cupboard underneath, plumbing for washing machine and space for dryer.

GARAGE

Single integral garage with direct access to the utility room.

FIRST FLOOR

LANDING

Window to the front elevation with further staircase leading up to the second floor. Double doors open into a large airing cupboard containing the boiler. Further double doors open to the lounge.

LOUNGE

Spanning the width of the property and with window to the south elevation. Double doors open out to the roof terrace which has a glazed balustrade.

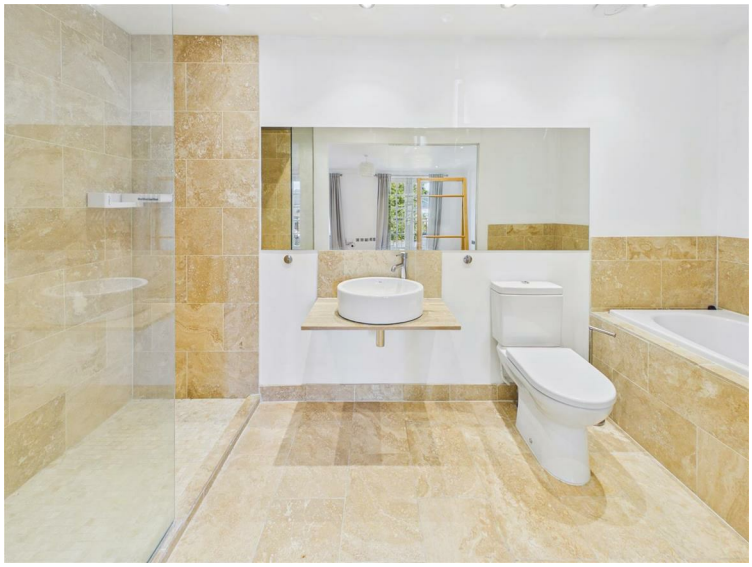
ROOF TERRACE

BEDROOM 1

With window to the front elevation and double doors opening onto a 'Juliet' style retaining balcony. An opening beside a stunning glazed partition wall leads into the en-suite.

EN-SUITE BATH/SHOWER ROOM

Tiled throughout, comprising bath, walk-in shower area complete with rain-head shower and glazed partition, low-level W.C. and wash-hand basin atop fitted vanity cabinet.



SECOND FLOOR

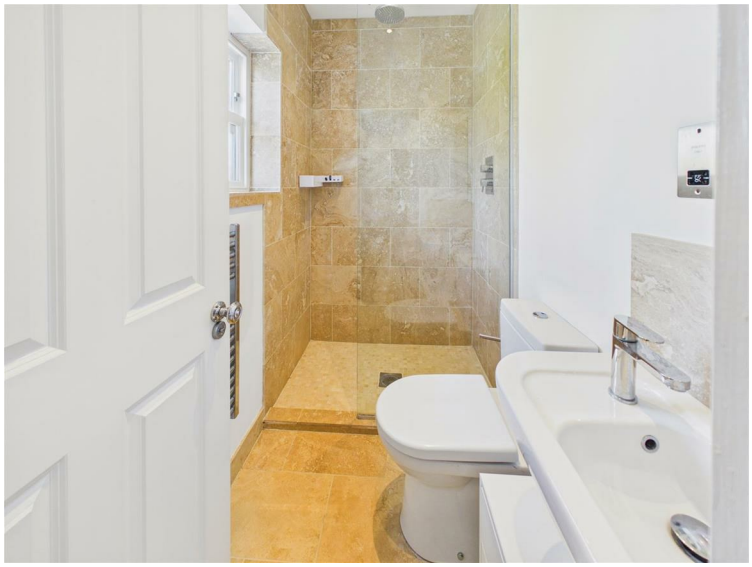
LANDING

BEDROOM 2

With two windows to the front elevation and access to en-suite.

EN-SUITE SHOWER ROOM

Comprising low-flush W.C., wash-hand basin, shower area and window to the front elevation. Tiling to the walls and floor.



BEDROOM 3

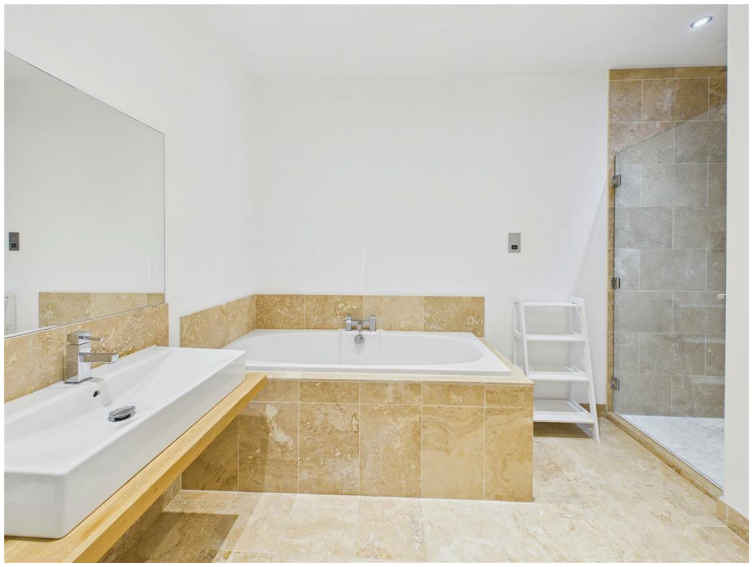
Complete with fitted wardrobe space and window to the south elevation.

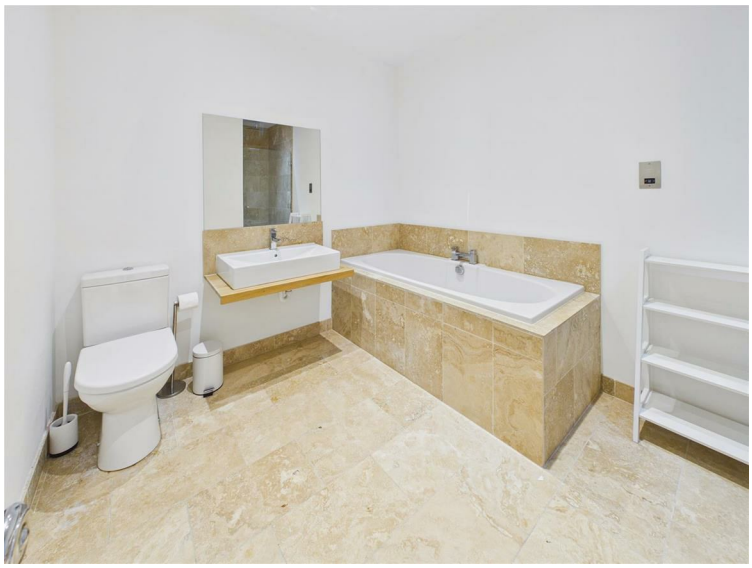
BEDROOM 4

Window to the rear elevation.

BATH/SHOWER ROOM

Tiled throughout and generously sized, with shower enclosure to corner, bath, low-flush W.C. and wash-hand basin atop fitted vanity cabinet.





OUTSIDE

A driveway provides off-street parking in front of the integral garage. To the rear, the attractive garden enjoys a desirable southerly aspect and a particularly pleasant, established setting with mature trees and hedging providing a good degree of privacy. A generous decked terrace extends directly from the house and is accessed via the bi-fold doors from the open plan living kitchen, providing an excellent space for outdoor dining and entertaining. Beyond lies a lawn with gravelled pathways, while timber fencing and established hedging form the boundaries.

REAR VIEW

HEATING

The property has the benefit of gas fired central heating plus underfloor heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

MAINTENANCE CHARGE

We have been advised that there is a maintenance charge for the property of £50 PCM.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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, such as floor coverings, curtains and light fittings. 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

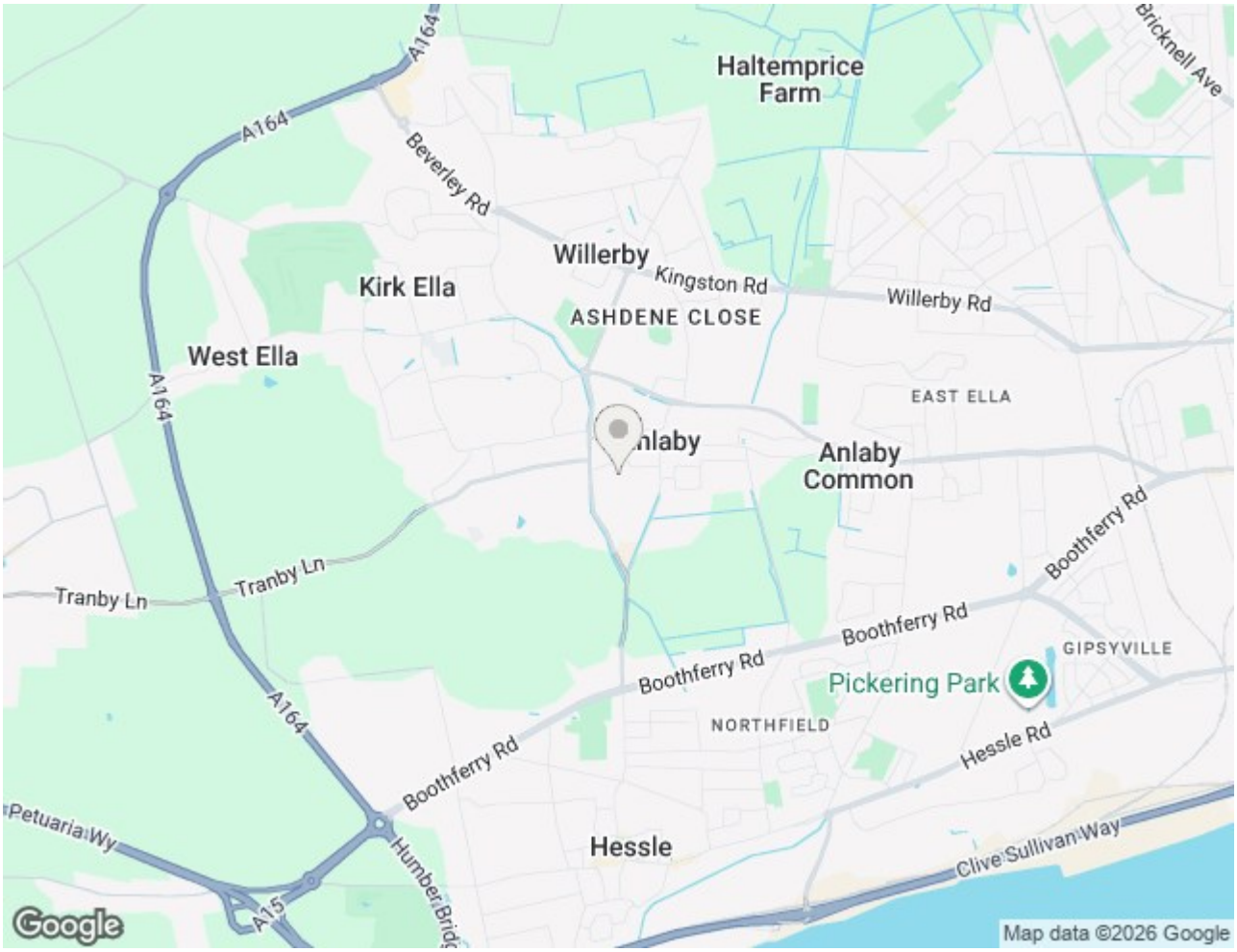
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.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Bricknell Ave
A164
Beverley Rd
Willerby
Kingston Rd
Kirk Ella
ASHDENE CLOSE
Willerby Rd
West Ella
EAST ELLA
Anlaby
Anlaby Common
Boothferry Rd
Tranby Ln
Tranby Ln
Boothferry Rd
GIPSYVILLE
Pickering Park
Boothferry Rd
NORTHFIELD
Hessle Rd
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Petuaria Wy
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Clive Sullivan Way
A15
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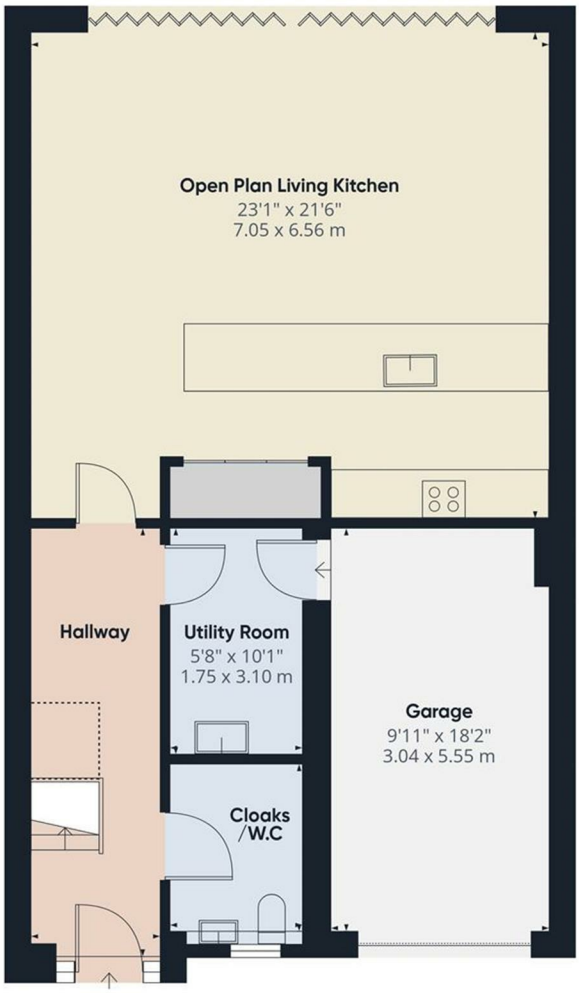

Floor 0

Approximate total area(1)
908 ft²
84.4 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Floor 1

Approximate total area(1)

729 ft²

67.8 m²

Balconies and terraces

138 ft²

12.8 m²

(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.

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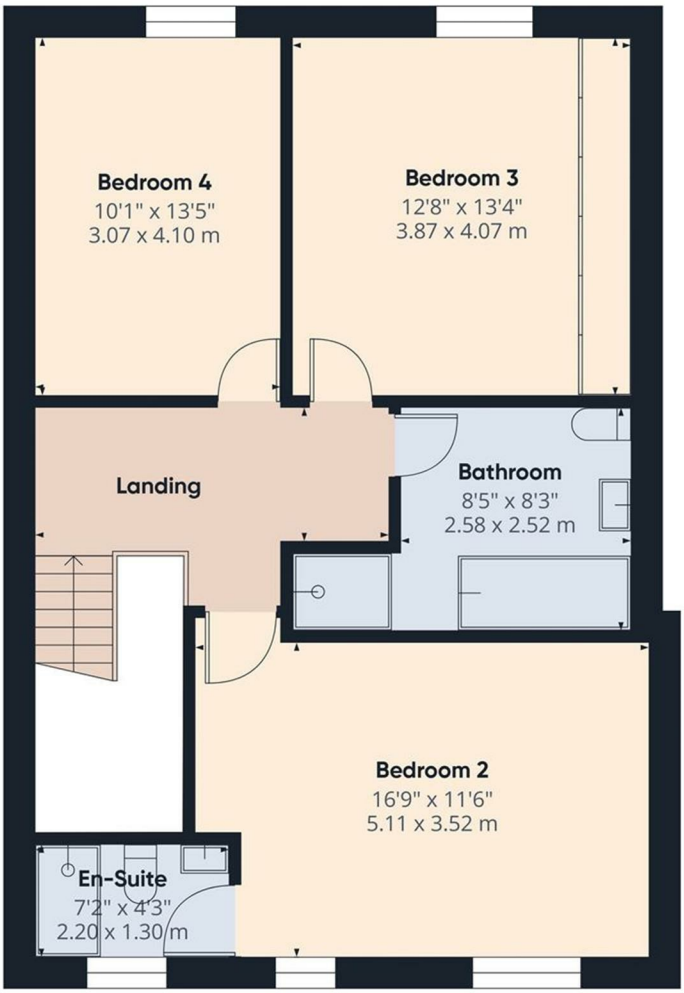

Floor 2

Approximate total area(1)
692 ft²
64.2 m²

(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.

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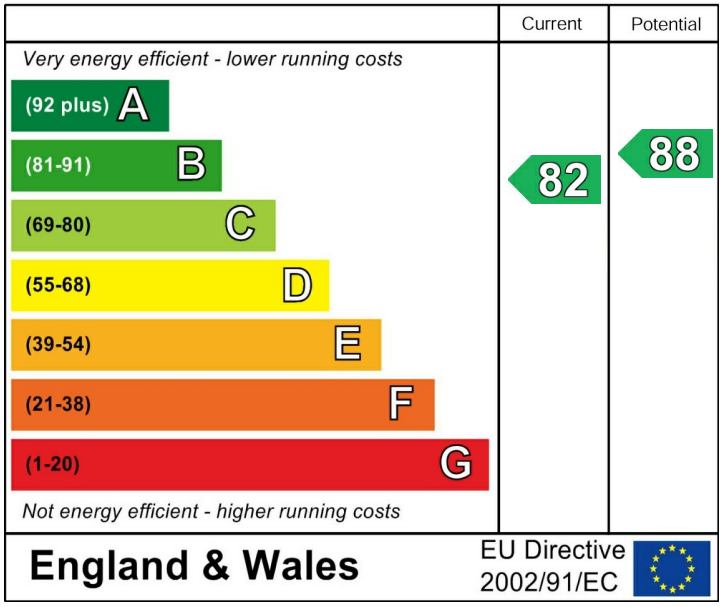
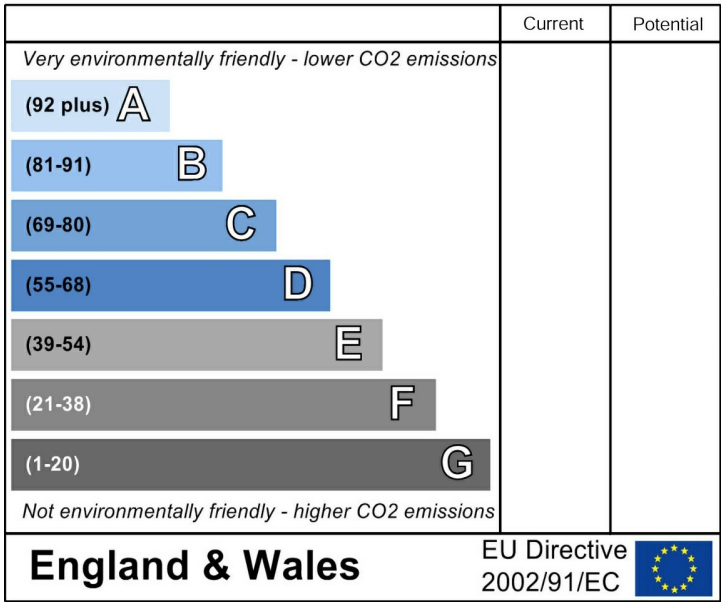
Energy Efficiency Rating



Environmental Impact (CO_2) Rating