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**Limb**  
MOVING HOME



*3 Croft View, Anlaby, East Yorkshire, HU10 7DX*

- 📍 Semi-Detached House
- 📍 Spacious Accommodation
- 📍 Five Good Sized Bedrooms
- 📍 Council Tax Band = E
- 📍 Modern Kitchen
- 📍 Stylish Bathroom
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC =

**£350,000**

## INTRODUCTION

Offering an extensive array of accommodation distributed across three floors, this semi-detached house is ideally located in a much sought-after area and is offered for sale with no onward chain. The substantial size and unique layout make this a superb opportunity for a family seeking ample space and the chance to cosmetically update a home to their own specification.

The ground floor features an entrance hallway, a modern cloaks/W.C., and flexible living areas, including a generous lounge/diner and a separate, dedicated dining room. The contemporary kitchen is fitted with appliances. The first floor provides four good-sized bedrooms and a modern family bathroom. A valuable fifth bedroom can be found on the second floor, offering excellent versatility for use as a guest room or study.

Externally, the front presents a lawned garden area alongside the driveway, which leads to the integral garage. The rear garden is private and well-established, featuring a lawn, multiple patio areas, mature shrubs, a large shed, and a useful summerhouse.

## LOCATION

Croft View is a highly desirable tree lined avenue running between Tranby Lane and Woodland Drive in Anlaby. This is one of the areas most sought after locations which affords an excellent range of amenities with nearby shopping parades plus Willerby Shopping Park and a variety of supermarkets. There is a main bus route nearby in addition to Haltemprice Sports and Community Centre. Well reputed schooling is available for all ages. Convenient access is available to Hull City Centre to the east, the Humber Bridge and the A63/M62 motorway network to the south and west.

## ACCOMMODATION

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

Sliding doors open to:

### ENTRANCE PORCH

With composite residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



## CLOAKS/W.C.

With modern suite comprising a low flush W.C. and fitted unit with wash hand basin. Part tiling to walls, window to side.



## DINING ROOM

With windows to side and rear elevations.



## LOUNGE/DINER



## LOUNGE AREA

With feature fire surround housing a living flame gas fire. Window to the front elevation.



## DINING/SITTING AREA

With patio doors leading out to the rear garden.



## KITCHEN

Having a range of stylish base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, tiled splashbacks, NEFF appliances including a double oven, microwave and ceramic hob with filter hood above. There is an integrated fridge/freezer, dishwasher and washing machine plus there is a breakfast bar.



## REAR LOBBY

With storage cupboard and extral access door to rear.

## FIRST FLOOR

## LANDING

With large airing cupboard and staircase leading up to the second floor.

## BEDROOM 1

With built in wardrobes and window to the front elevation.



## BEDROOM 2

With fitted furniture including wardrobes and drawers. Window to the rear elevaiaon.



## BEDROOM 3

With built in cupboards and wardrobe.



## BEDROOM 4

Used as a home office with built in furniture including a corner desk. Window to the rear elevation.



## BATHROOM

With modern four piece suite comprising a bath, shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## SECOND FLOOR

### LANDING

With storage cupboard.

## BEDROOM 5

With built in wardrobes,, access to eaves storage and window to the rear elevation.



## OUTSIDE

The front presents a lawned garden area alongside the driveway, which leads to the integral garage. The rear garden is private and well-established, featuring a lawn, multiple patio areas, mature shrubs, a large shed, and a useful summerhouse.



## REAR VIEW



## 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

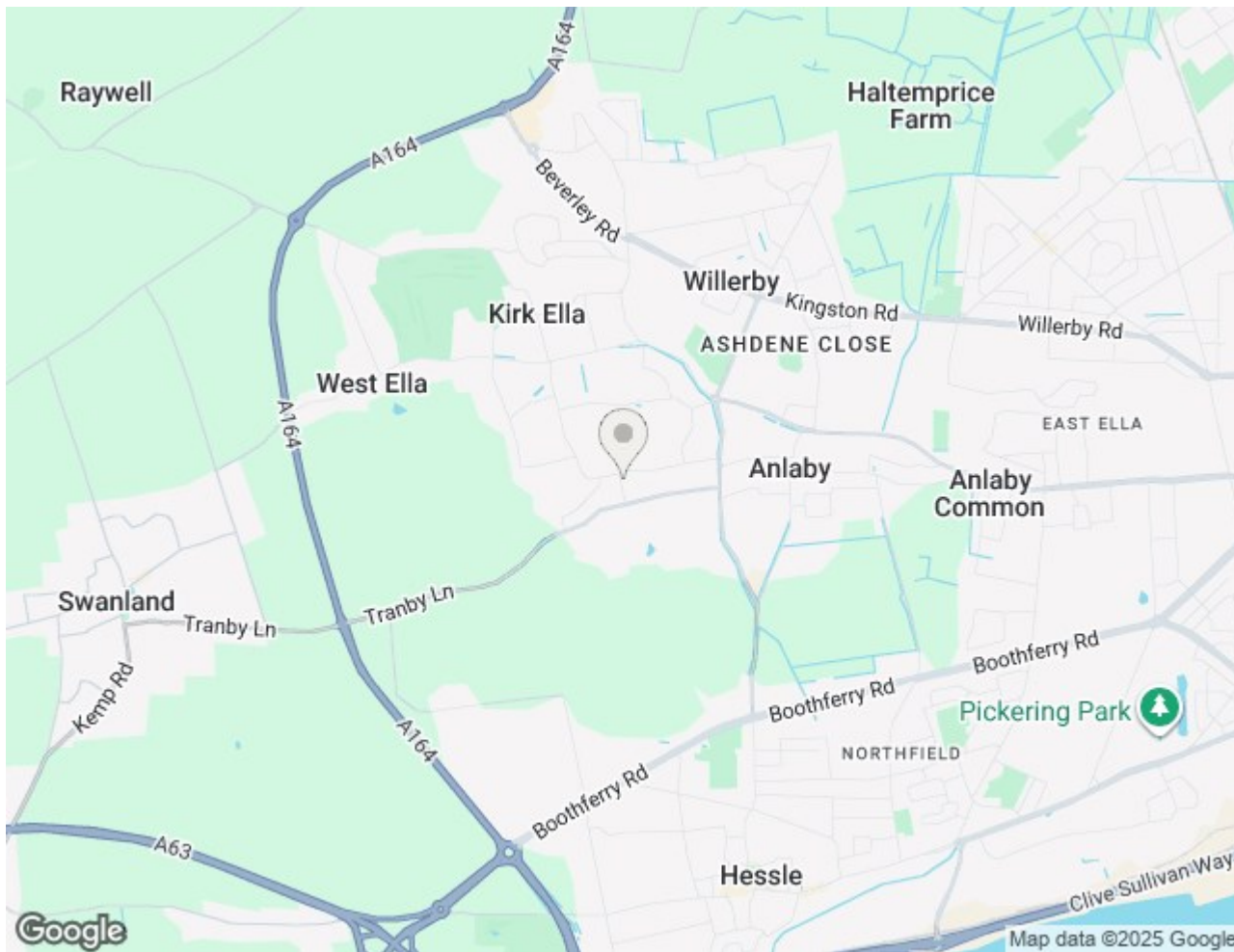
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

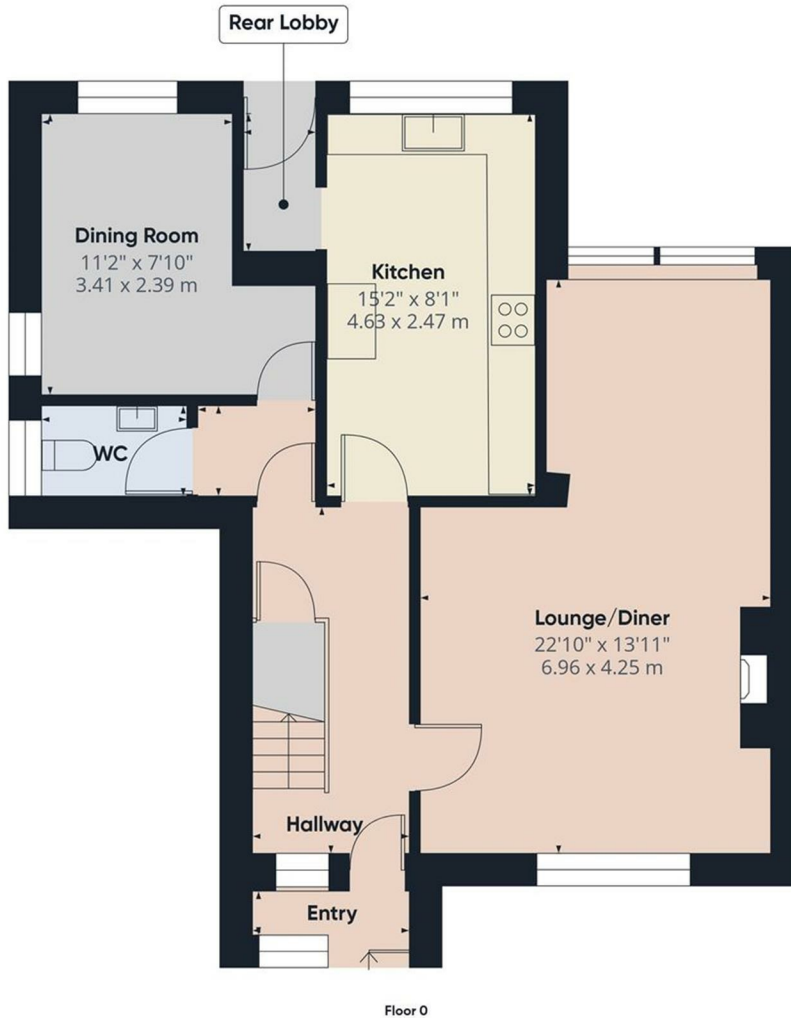
## PHOTOGRAPH DISCLAIMER

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.

## 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.





Approximate total area<sup>(a)</sup>

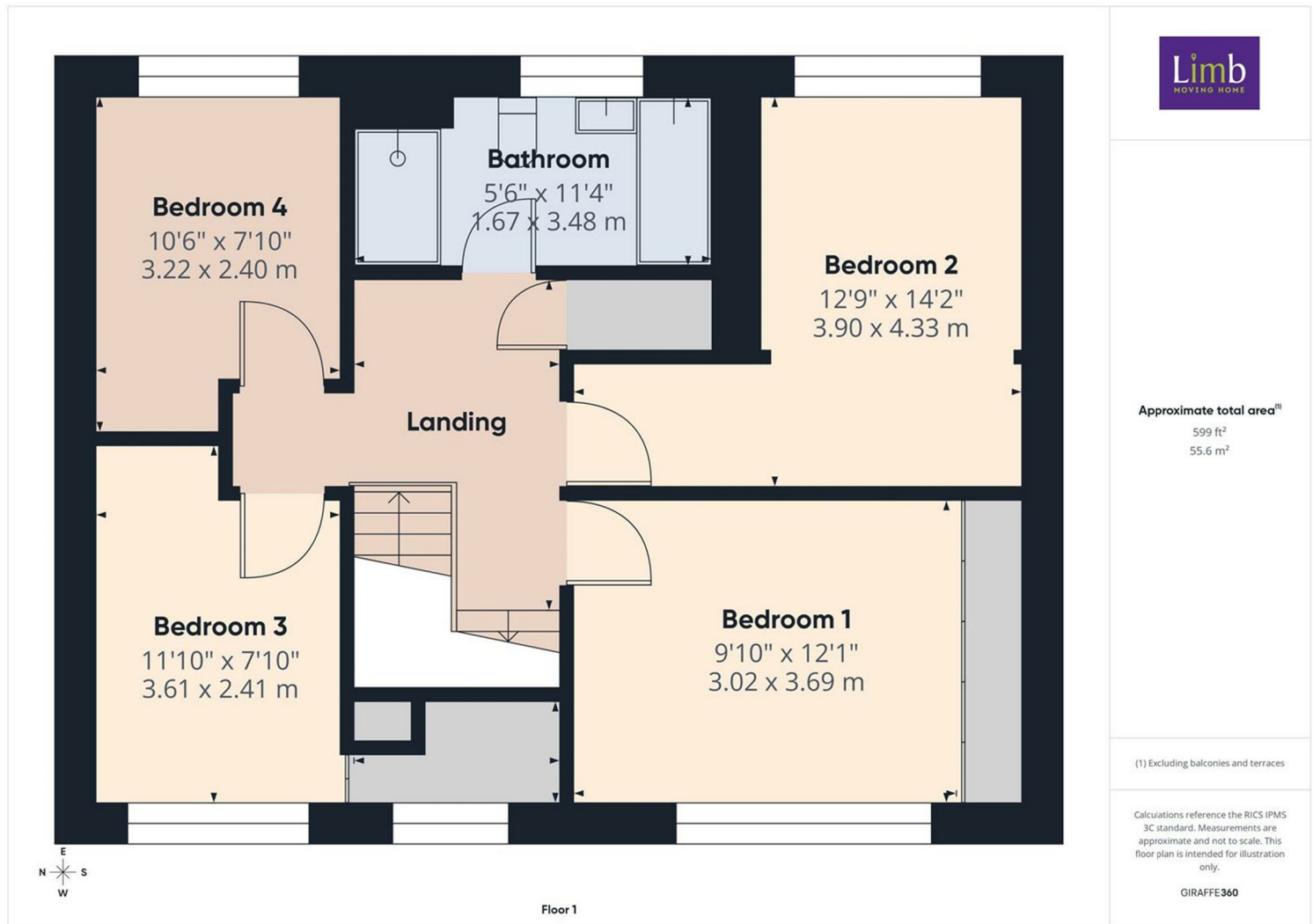
660 ft<sup>2</sup>

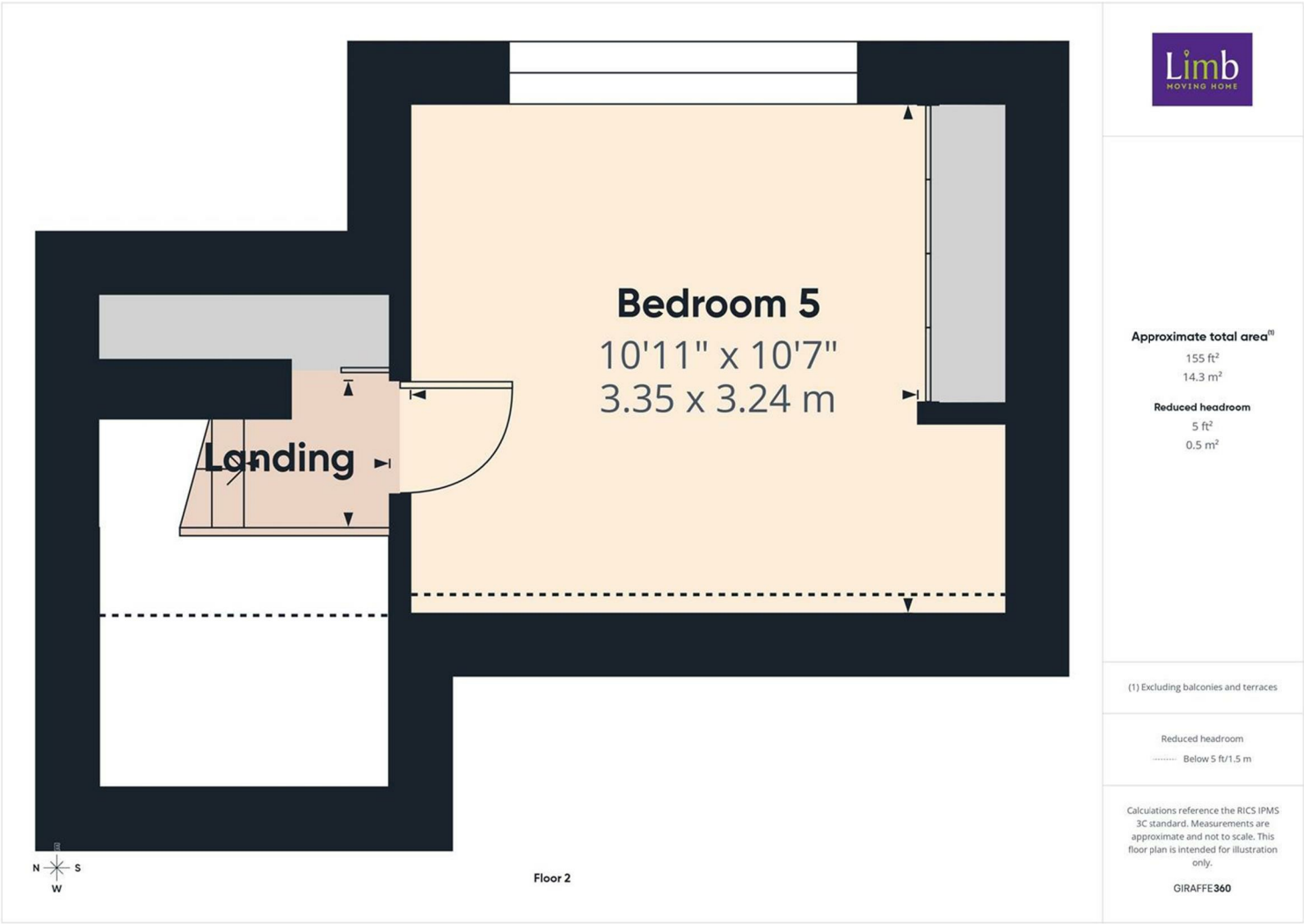
61.5 m<sup>2</sup>

(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>		
(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 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 CO2 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 CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	