



**45 Hull Road, Anlaby, East Yorkshire, HU10 6SP**

 Semi-Detached Home

 Immaculately Presented

 3 Bedrooms + Loft

 Council Tax Band = C

 Superb Breakfast Kitchen

 2 Reception Rooms

 Gardens, Drive & Garage

 Freehold / EPC = D

**£295,000**

## INTRODUCTION

This beautifully updated three-bedroom home combines a central village location with a spacious, versatile floor plan perfectly suited to modern family life. The accommodation includes a welcoming entrance hallway leading to a generous open-plan lounge and diner, complemented by a contemporary breakfast kitchen with direct garden access. An additional ground-floor reception room offers the flexibility needed for a variety of uses—from a snug to a dedicated workspace—while a separate utility room and cloakroom/W.C. add practical convenience.

The first floor comprises three well-proportioned bedrooms and a stunning, high-specification shower room. Further flexibility is found on the second floor, where a fixed staircase leads to a substantial and useful loft area. The exterior is equally impressive, with a block-paved driveway providing convenient off-street parking and leads up to the integral garage. Designed for ease of maintenance and maximum privacy, the rear garden features a central lawn and two distinct decking areas positioned to follow the sun throughout the day, providing an excellent environment for relaxation and entertaining.

## LOCATION

The property is situated within the village centre close to an excellent range of shops, amenities and general facilities. Anlaby has a primary school, and secondary schooling is available at nearby Wolfreton. The area affords many recreational facilities and there is a retail park nearby with supermarket and home to many high street names. The property stands on a regular bus service which provides access to Hull city centre or to the westerly villages. Anlaby lies approximately 5 miles to the west of Hull city centre and is well connected for travelling to the Humber Bridge, the historic market town of Beverley in addition to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With understairs storage cupboard, door to lounge & W.C. and stairs to first floor.

## LOUNGE

Open plan with bay window to front and central area suitable for dining or additional reception space. Double doors lead through to the kitchen.



**ALTERNATIVE VIEW**



## KITCHEN

Beautifully presented kitchen space comprising contemporary units and oak worksurfaces with a central breakfast peninsula housing a four-ring induction hob with stylish extractor unit above. Integrated appliances include fridge-freezer, double oven, microwave and dishwasher, and there is a one-and-a-half sink & drainer beneath one of two windows to the rear. A door opens out to the rear patio.



## DINING ROOM/SNUG

With door to the integral garage and French doors opening to the rear patio.



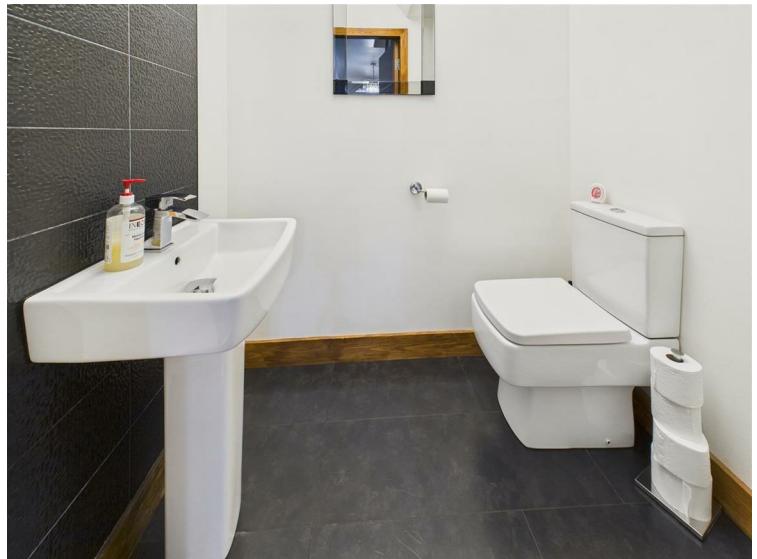
## UTILITY

Fitted units and worksurfaces, plumbing for washing machine.



### *W.C.*

Comprising low-flush W.C. and wash-hand basin.

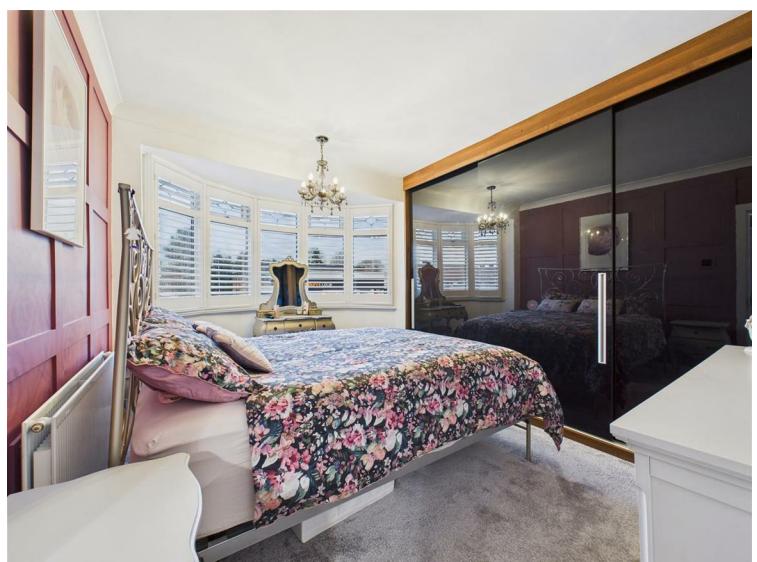


## *FIRST FLOOR*

### *LANDING*

### *BEDROOM 1*

Storage cupboard to corner and window to rear elevation.



## BEDROOM 2

Window to the front elevation and fitted wardrobes.



## BEDROOM 3

Window to front elevation.



## SHOWER ROOM

Contemporary and tiled shower room comprising low-flush W.C., wash-hand basin atop fitted vanity unit and walk-in shower to corner. Window to the rear elevation.



## SECOND FLOOR

### LOFT AREA

Stairs lead from an entrance on the landing to this versatile space with windows to the front and rear elevations. Eaves storage space available.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



## OUTSIDE

There is raised decking to the immediate rear of the property, followed by a good-sized lawn with a well-presented gravel border. There is an additional area of decking at the far end of the garden which is ideally placed to enjoy sunshine throughout the day. To the front of the property, there is a walled driveway with ample parking for two vehicles plus access to the integral garage.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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 C. 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.

