Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

Moonstone, 33 Lynwood Avenue, Anlaby, East Yorkshire, HU10 7DP

- Truly Deceptive
- 4/5 Bedrooms
- 4 Receptions
- Council Tax Band = F
- Nearly 3,000 Sq. Ft.
- Plus Annexe
- Double Garage
- Freehold/EPC = D

£449,000

INTRODUCTION

Viewing is absolutely essential of this truly deceptive detached property. Offering extremely versatile and generous accommodation, the property extends to approaching 3,000 sq. ft. with the main house complemented by additional accommodation which would be ideal as an annex, generous guest suite or for a teenager etc.
The main house briefly comprises three separate reception rooms, large breakfast kitchen leading out to the rear garden, downstairs shower/utility room and there is a large conservatory which links the main dwelling to the additional accommodation including a further sitting room and small kitchen. A second staircase leads from this sitting room up to a double bedroom and bathroom ideal for use as an office, annex or generous guest suite. The main house provides four bedrooms plus study/bedroom 5, en suite shower room and spacious family bathroom. The accommodation boasts gas fired central heating to radiators and double glazing. The property is approached by a dual driveway and an extensive block set forecourt and driveway provide excellent parking facilities. There is also a double garage with automated electric up and over door. The attractive rear garden incorporates a walled terrace, central lawn with inset beds and block set patio areas, decking and matures borders which provide much seclusion. The current owners feel that the property may lend itself to various uses, such as nursery, office accommodation subject to the appropriate permissions being granted.

LOCATION

The property lies at the bottom on Lynwood Avenue which is a sought after residential cul-de-sac situated off Beverley Rd. A nearby snicket provides pedestrian access to Anlaby village centre.
Anlaby lies approximately five miles to the west of Hull city centre and has a good range of local shops and general amenities. The area also provides a number of leisure facilities, schooling for all ages and good public transport.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With part "light oak" panelling with delph rack over, staircase with spindled ballustrade to first floor. The hallway extends to the rear accommodation and there is a useful storage cupboard off.

LOUNGE

20'0" x 13'0" approx (6.10 x 3.96 approx)
With coving to ceiling, coving and relief work to ceiling, dado rail, windows to front and side elevations and window and door leading out to the rear patio area. The focal point of the room is a feature fire surround with "marble" hearth and hot plate housing a "coal" effect gas fire.

SITTING ROOM

14'0" x 12'0" approx (4.27 x 3.66 approx)
With windows to both front and side elevations. Double doors leading through to:

DINING ROOM

14'0" x 12'0" approx (4.27 x 3.66 approx)
With window to side elevation. Dado rail, coving and ceiling rose.

BREAKFAST KITCHEN

20'0" x 15'3" approx (6.10 x 4.65 approx)
narrowing to 12ft 2ins. Having a comprehensive range of fitted modern base and wall mounted units, complementary work surfaces with inset hob and extractor, stainless steel fronted double oven, microwave, plumbing for a dishwasher, ceramic sink and drainer, tiled surround to units and tiling to the floor. Feature brick chimney breast which houses a solid fuel stove. Window to rear and double doors leading out to the patio.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

GROUND FLOOR SHOWER ROOM

With suite comprising low level WC, wash hand basin in fitted cupboards and large shower cubicle. Tiling to the floor, plumbing for appliances, window to rear elevation.

REAR CONSERVATORY

24'4" x 13'9" approx (7.42 x 4.19 approx)
narrowing to 7ft 2ins. In a 'P' shape this conservatory provides excellent living space and is of uPVC double glazed construction off a dwarf brick wall, tiling to the floor. Double doors lead out to the rear garden. A conservatory connects the main dwelling to the additional rear accommodation.

DOWNSTAIRS W.C.

With low level WC and wash hand basin.

ANNEXE

This additional accommodation is ideal as an annexe or guest suite etc and briefly comprises:

SITTING ROOM

13'3" x 12'0" approx (4.04 x 3.66 approx)
With window to rear elevation and staircase leading to the first floor area.

SMALL KITCHEN

8'0" x 4'3" approx (2.44 x 1.30 approx)
Currently incorporating a sink and drainer unit, work surfaces with plumbing for an automatic washing machine. This area would be ideal as a second kitchen.

ANNEXE FIRST FLOOR

LANDING

With door to:

BEDROOM 6

17'1" x 11'0" approx (5.21 x 3.35 approx)
With sloping windows to side, window to front and "Velux" style window to side.

BATHROOM

With suite comprising bath with shower attachment, low level WC and wash hand basin, tiled surround.

MAIN HOUSE - FIRST FLOOR

LANDING

A spacious landing area providing access to all bedrooms and family bathroom.

BEDROOM 1

14'5" x 12'3" approx (4.39 x 3.73 approx)
With a range of modern fitted wardrobes and drawers. Windows to side and rear elevations.

EN-SUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin in cabinet, shower cubicle, tiling to the walls.

BEDROOM 2

14'6" x 13'3" approx (4.42 x 4.04 approx)
With windows to side and front elevations. Having a range of modern fitted wardrobes.

BEDROOM 3

12'2" x 10'3" approx (3.71 x 3.12 approx)
With window to front elevation.

BEDROOM 4

3.45 x 3.05 approx. max
With window to front elevation.

BEDROOM 5/STUDY

7'6" x 7'0" approx (2.29 x 2.13 approx)
With window to rear elevation. Cylinder cupboard off.

BATHROOM

12'2" x 7'2" approx (3.71 x 2.18 approx)
With white suite comprising shaped corner bath, concealed flush WC and bidet, wash hand basin, fitted cupboards, tiling to the walls.

OUTSIDE

The property is approached acrossed a twin "in and out" access driveway with raised ornamental shrub bed to the centre. An extensive blockset driveway provides excellent parking facilities and leads to the double garage which has a remotely operated up and over automated access door. The attractive rear garden is a particular feature which includes a covered terraced area to the rear with high brick walling providing much privacy. There is a lawn with central shrub beds, extensive patio areas, "hidden" decked area and mature borders provide further seclusion.

REAR VIEW OF PROPERTY

DOUBLE GARAGE

19'10" x 16'10" approx (6.05 x 5.13 approx)
With electrically operated remote controlled door.

GLAZING

The property has the benefit of double glazing.

HEATING

The property has the benefit of gas fired central heating to radiators.

TENURE

Freehold

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

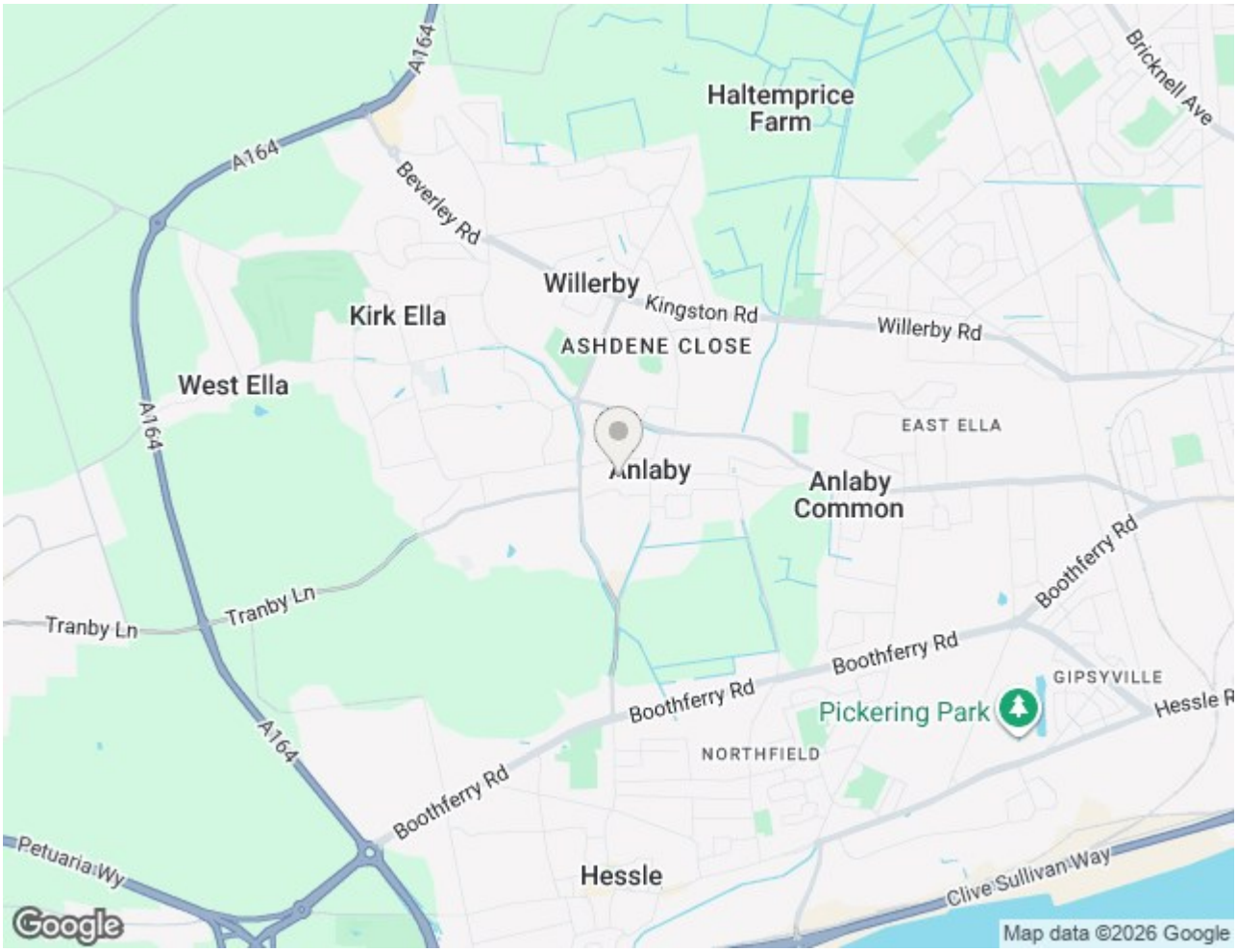
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
ASHDENE CLOSE
West Ella
EAST ELLA
Anlaby
Anlaby Common
Boothferry Rd
Tranby Ln
GIPSYVILLE
Pickering Park
Hessle R
NORTHFIELD
Petuaria Wy
Hessle
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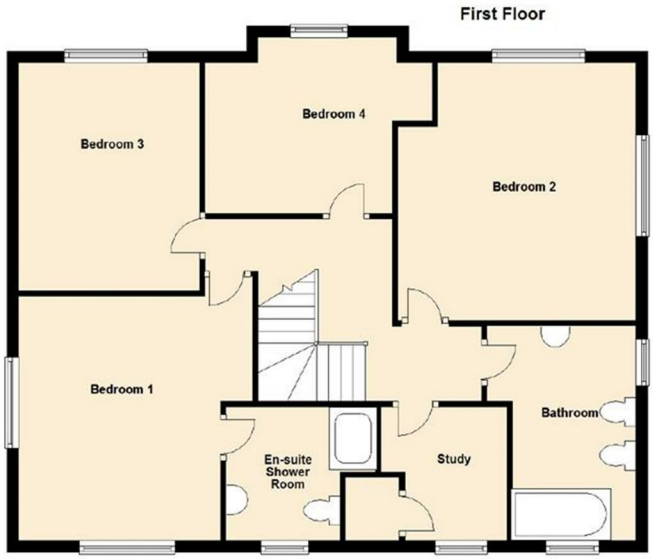
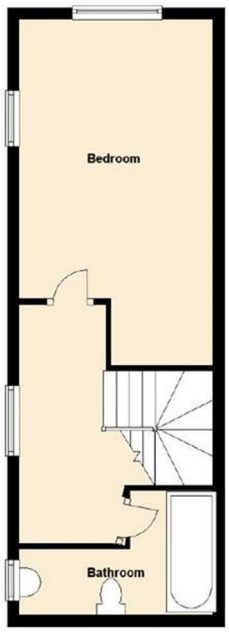
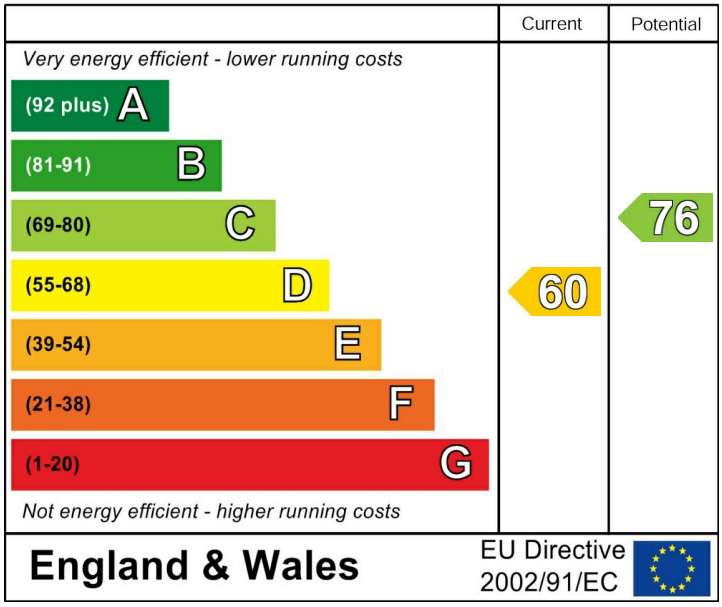
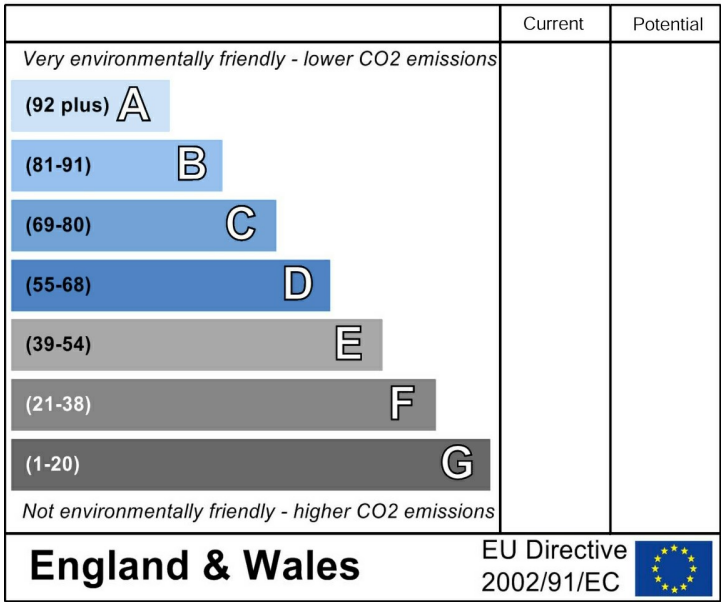
Ground Floor
Lounge
Enclosed Porch
Entrance Hall
Sitting Room
Dining Room
Kitchen
Shower Room
WC
Garage
Conservatory
Sitting Room
Utility Room


First Floor
Bedroom 3
Bedroom 4
Bedroom 2
Bedroom 1
En-suite Shower Room
Study
Bathroom


Bedroom
Bathroom

Energy Efficiency Rating



Environmental Impact (CO_2) Rating