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**Limb**  
MOVING HOME



*143 Woodland Drive, Anlaby, East Yorkshire, HU10 7HS*

- 📍 Detached House
- 📍 Extensive Accommodation
- 📍 Four Bedrooms
- 📍 Council Tax Band = E
- 📍 Southerly Rear Garden
- 📍 Ideal For Families
- 📍 Parking & Garage
- 📍 Freehold / EPC = D

**£349,950**

## INTRODUCTION

Perfectly designed for family living, this substantial detached house boasts an extensive array of accommodation and a truly fantastic southerly-facing rear garden. As detailed on the attached floorplan, the property features an inviting entrance hall leading to a convenient cloaks/W.C. and internal access to the garage, which includes a utility room and rear lobby. The main reception hall opens into a spacious 'L' shaped lounge, ideal for relaxation and entertaining. A modern kitchen, complete with fitted units and appliances, flows seamlessly into the dining room, which in turn opens to a bright conservatory. The first floor offers four well-proportioned bedrooms, all benefiting from fitted furniture, and a family bathroom with both a bath and a separate shower.

Outside, the front of the property features a lawned garden and an extensive block-paved forecourt providing excellent parking and access to the integral garage with an automated door. The delightful, good-sized rear garden enjoys a large decked patio, perfect for al fresco dining, with steps leading down to the lawn. Additional highlights include a relaxing hot tub with pergola, a practical workshop, and a useful shed.

## LOCATION

Woodland Drive is a popular residential area which runs between Mill Lane, Kirk Ella and Tranby Lane, Anlaby. The surrounding area affords a good range of shops, supermarkets, amenities, recreational facilities and schooling and lies within the Wolfreton School catchment area and is ideally placed for St Andrews Primary School in Kirk Ella and Hull Collegiate. Convenient access is available to the Humber Bridge, the A63/M62 motorway network or the nearby town of Cottingham and the historic market town of Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With internal access door leading through to the garage.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin.



### UTILITY ROOM

Situated to the rear of the garage with fitted units, plumbing for a washing machine and space for tumble dryer. Wall mounted gas central heating boiler and window to rear. Door to rear lobby.

### REAR LOBBY

With external access door to the garden.



## MAIN RECEPTION HALL

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



## LOUNGE

20'7" x 18'1" approx (6.27m x 5.51m approx)

Measurements to extremes. With feature fireplace housing a living flame gas fire. Windows to front and side elevations.



## KITCHEN

11'4" x 8'5" approx (3.45m x 2.57m approx)

Having a range of fitted base and wall units, contrasting laminate worktops, one and a half bowl sink and drainer, freestanding cooker, integrated fridge and dishwasher. Tiled splashbacks, inset spot lights and window to side.



## DINING ROOM

11'5" x 7'6" approx (3.48m x 2.29m approx)

With opening through to the conservatory.



## CONSERVATORY

11'5" x 11'4" approx (3.48m x 3.45m approx)

With double doors leading out to the rear decked patio area.



## FIRST FLOOR



## LANDING

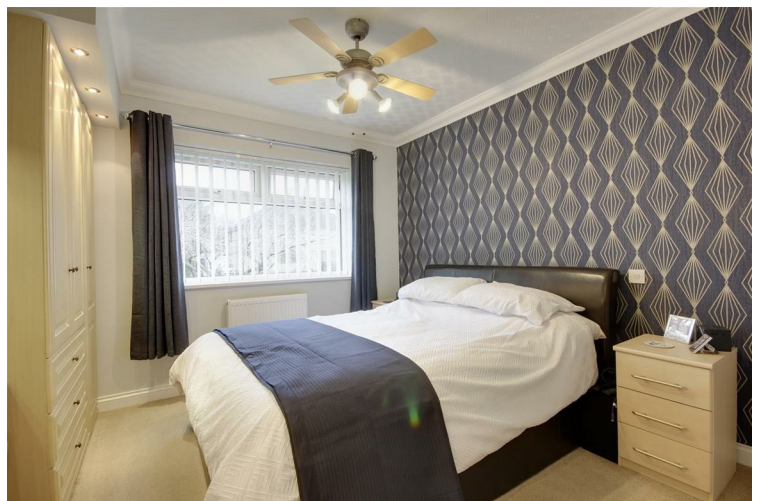
With windows to side and rear elevations. Storage cupboard.



## BEDROOM 1

12'4" x 11'1" approx (3.76m x 3.38m approx)

With fitted wardrobes, light with fan and window to front.



## BEDROOM 2

10'0" x 9'1" approx (3.05m x 2.77m approx)  
With fitted wardrobes and window to front.



## BEDROOM 3

10'3" x 8'6" approx (3.12m x 2.59m approx)  
With fitted wardrobes and window to side.



## BEDROOM 4

11'4" x 7'6" approx (3.45m x 2.29m approx)  
With fitted furniture and window to rear.



## BATHROOM

With suite comprising a bath, walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to side.





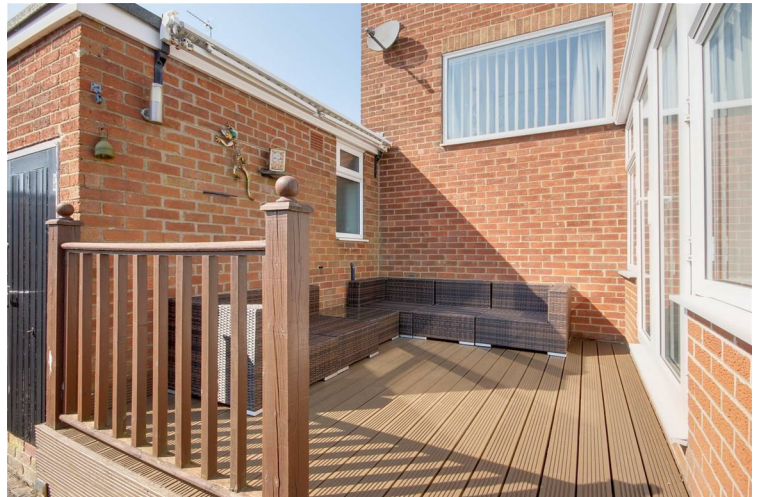
## OUTSIDE

To the front of the property is a lawned garden and an extensive block paved forecourt providing excellent parking and leading onto the integral garage with automated door. The good sized rear garden enjoys a large decked patio with steps down to the lawn beyond. There is also a hob tub with pergola, workshop and shed.





## DECKED PATIO



## HOT TUB & PERGOLA



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

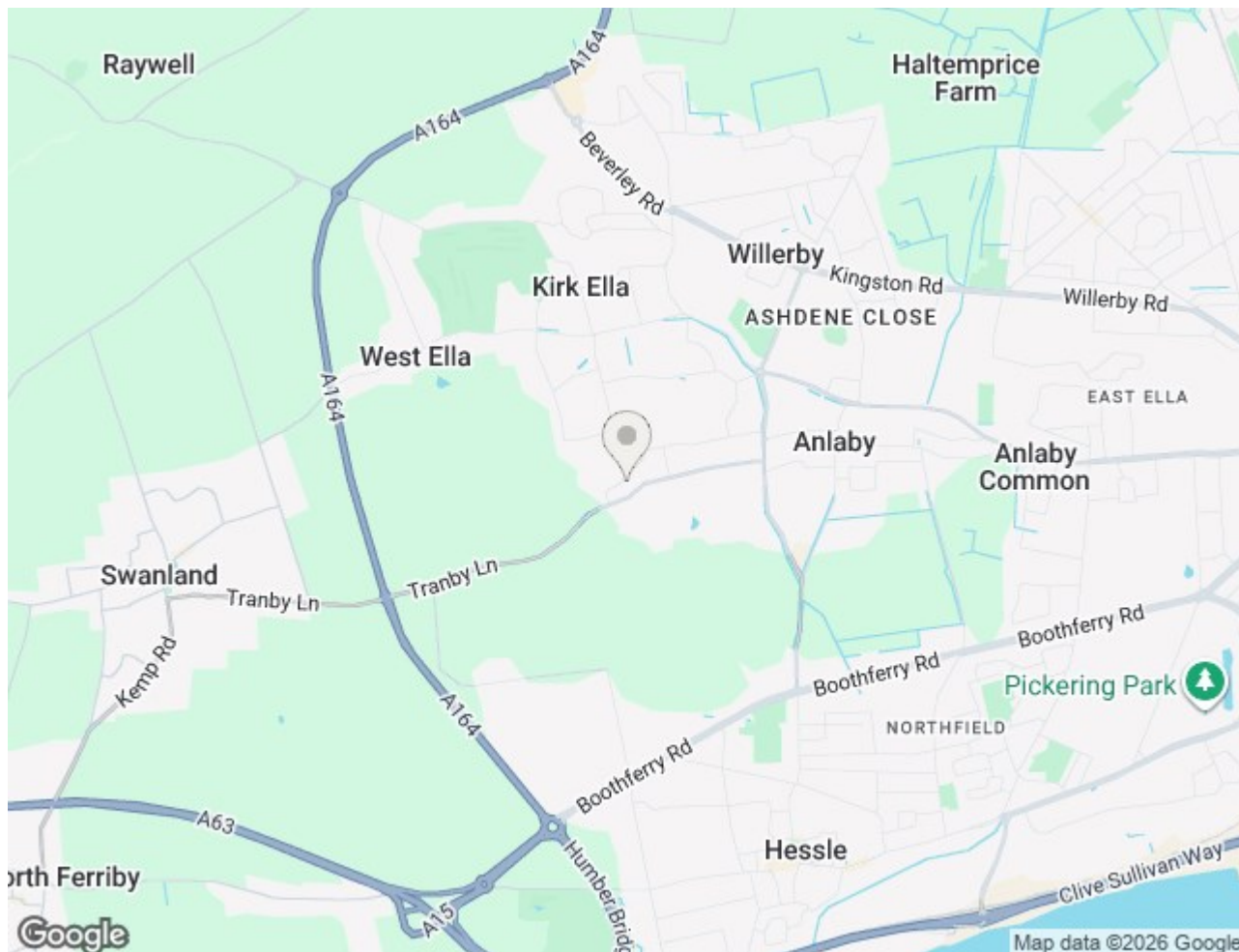
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

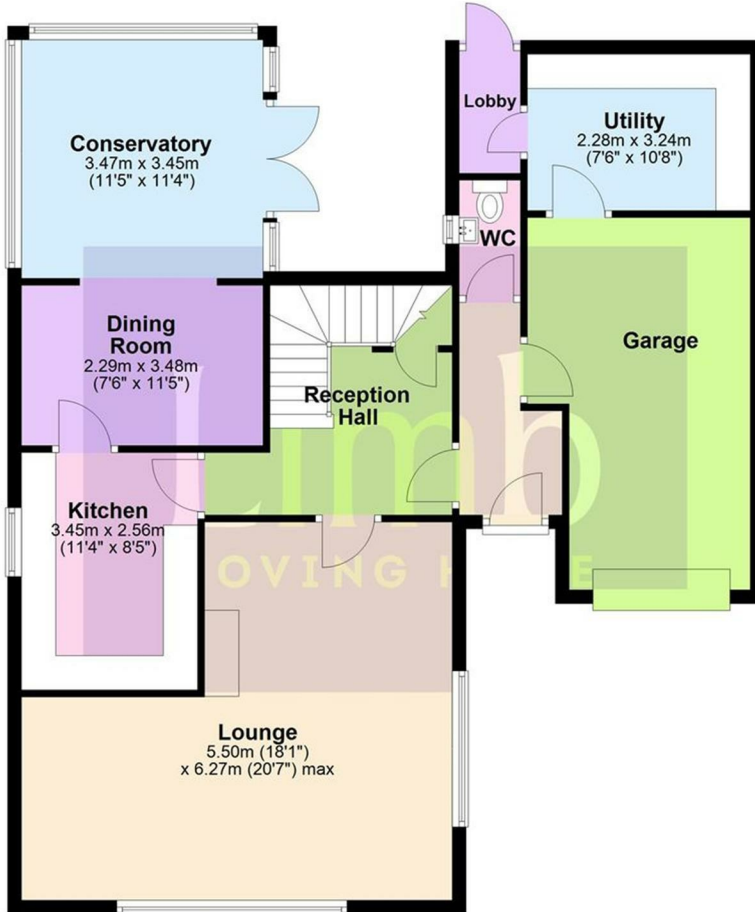
## VALUATION SERVICE

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.



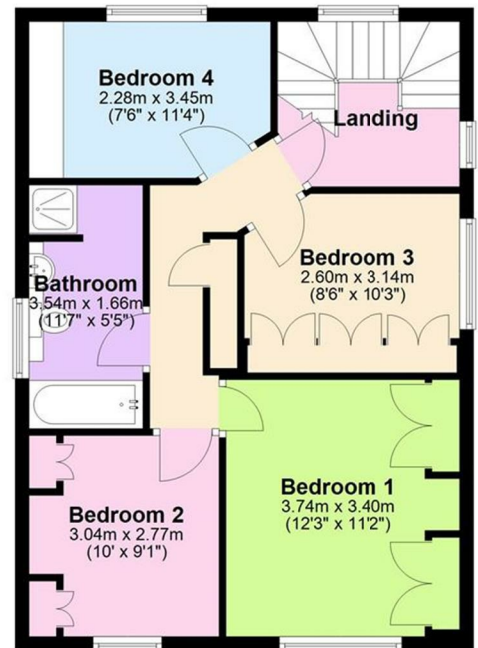
## Ground Floor

Approx. 99.7 sq. metres (1073.2 sq. feet)



## First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 155.7 sq. metres (1676.3 sq. feet)  
143 Woodland Drive, Anlaby



