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Limb
MOVING HOME



49 Ingleton Avenue, Hull, HU4 6AS

- 📍 Attractive Corner Plot
- 📍 Open Plan Kitchen
- 📍 Lovely Garden Room
- 📍 Council Tax Band = B

- 📍 4 Piece Bathroom
- 📍 Off Street Parking
- 📍 Summerhouse & Large Store
- 📍 Freehold / EPC =

£300,000

INTRODUCTION

Occupying an attractive corner plot, this well-presented bay-fronted semi-detached house offers a particularly appealing arrangement of accommodation complemented by a lovely rear garden. The open plan kitchen and lounge provide a sociable main living space, while the addition of a garden room creates a further versatile reception area overlooking the garden.

The accommodation briefly comprises an entrance hallway with oak flooring, cloakroom/W.C., modern kitchen with breakfast bar opening through to the lounge and a delightful garden room. Upon the first floor are three bedrooms, two benefitting from fitted wardrobes, together with a stylish four-piece family bathroom.

Outside, an attractive garden extends to the front with a driveway providing off-street parking. The enclosed rear garden features a porcelain tiled patio adjoining the property with lawn beyond, complemented by established planting. A summerhouse, substantial garage-sized brick-built store and further timber shed provide excellent additional storage and useful garden space.

LOCATION

Ingleton Avenue is situated within the established residential area of Anlaby Common, conveniently positioned to the west of Hull and approximately one mile from the centre of Anlaby. The location is well placed for an excellent range of everyday amenities, schooling and transport links, whilst also benefiting from the extensive facilities available in the neighbouring villages of Anlaby, Kirk Ella, Willerby and Hessle.

Nearby Anlaby offers an excellent selection of shops and services, with its village centre providing independent shops, cafés and restaurants. Anlaby Retail Park is also within easy reach and is home to Marks & Spencer Foodhall, Morrisons and a variety of other major retailers. Further shopping and everyday amenities are available locally, while Haltemprice Leisure Centre provides comprehensive fitness, swimming and recreational facilities.

The area is well served for education with a choice of primary and secondary schools nearby, together with further education facilities including Wyke Sixth Form College. The independent Tranby School and Hymers College are also readily accessible.

The location provides convenient access into Hull city centre as well as towards the neighbouring West Hull villages, with good road links to the A63, Humber Bridge and wider M62 motorway network. Regular local bus services provide connections throughout Hull and the surrounding area, while rail services are available from Hull Paragon Interchange and nearby Hessle.

Approximate distances to key destinations include:

- Anlaby Village Centre: Approx. 1 mile
- Hull City Centre: Approx. 3 miles
- Beverley: Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 57 miles

Beyond the immediate area, the location is well placed for exploring the wider East Riding, including the picturesque Yorkshire Wolds, historic market town of Beverley and the East Yorkshire coastline.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With engineered oak flooring and staircase with oak bannister leading up to the first floor. Window to the side elevation.



OPEN PLAN KITCHEN

With engineered oak flooring throughout.



KITCHEN AREA

Having a range of modern base and wall units with contrasting worktops incorporating a one and a half bowl sink and drainer with mixer tap. Integrated appliances include an oven, microwave oven, five ring gas hob with extractor above. There is plumbing for a dishwasher and washing machine and space for an American style fridge/freezer plus a useful pantry cupboard. A breakfast bar with seating separates the kitchen from the living area.



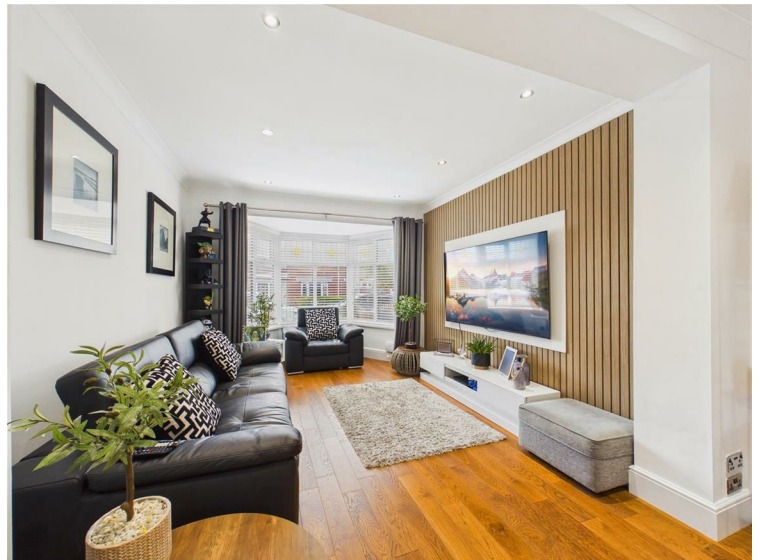
LIVING AREA

Open plan through to the lounge. double doors lead through to the garden room.



LOUNGE

With bay window to the front elevation.



GARDEN ROOM

With velux window and doors leading out to the garden. Oak flooring.



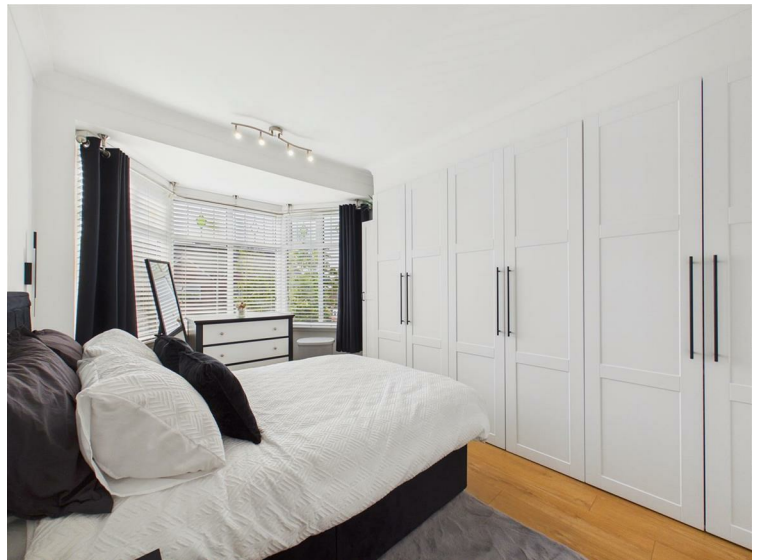
FIRST FLOOR

LANDING

With loft access hatch with pull down ladder to fully boarded loft with Velux window. Window to the side elevation.

BEDROOM 1

With fitted wardrobes and bay window to the front elevation.



BEDROOM 2

With wardrobes and window to the rear.



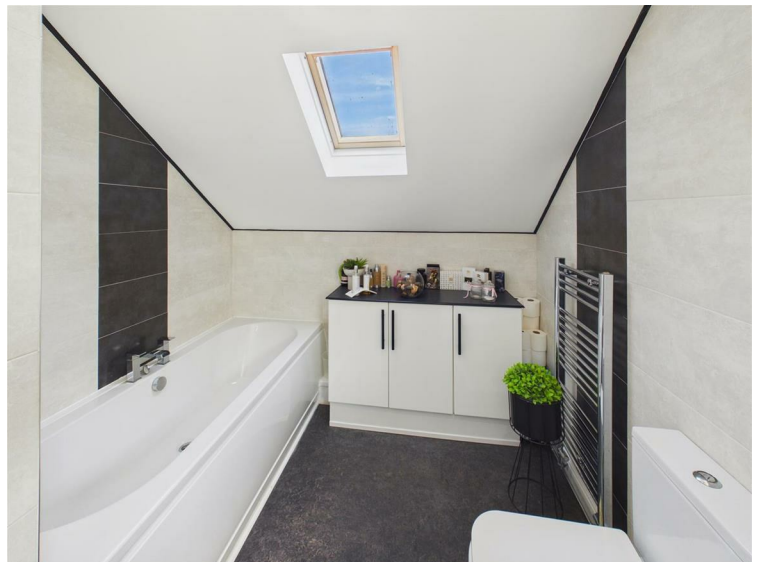
BEDROOM 3

Window to the front elevation.



BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to the side.



OUTSIDE

An attractive garden extends to the front with a driveway providing off-street parking. The enclosed rear garden features a porcelain tiled patio adjoining the property with lawn beyond, complemented by established planting and a number of fruit trees. A summerhouse, substantial garage-sized brick-built store and further timber shed provide excellent additional storage and useful garden space.



SUMMERHOUSE



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of 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 B. 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 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

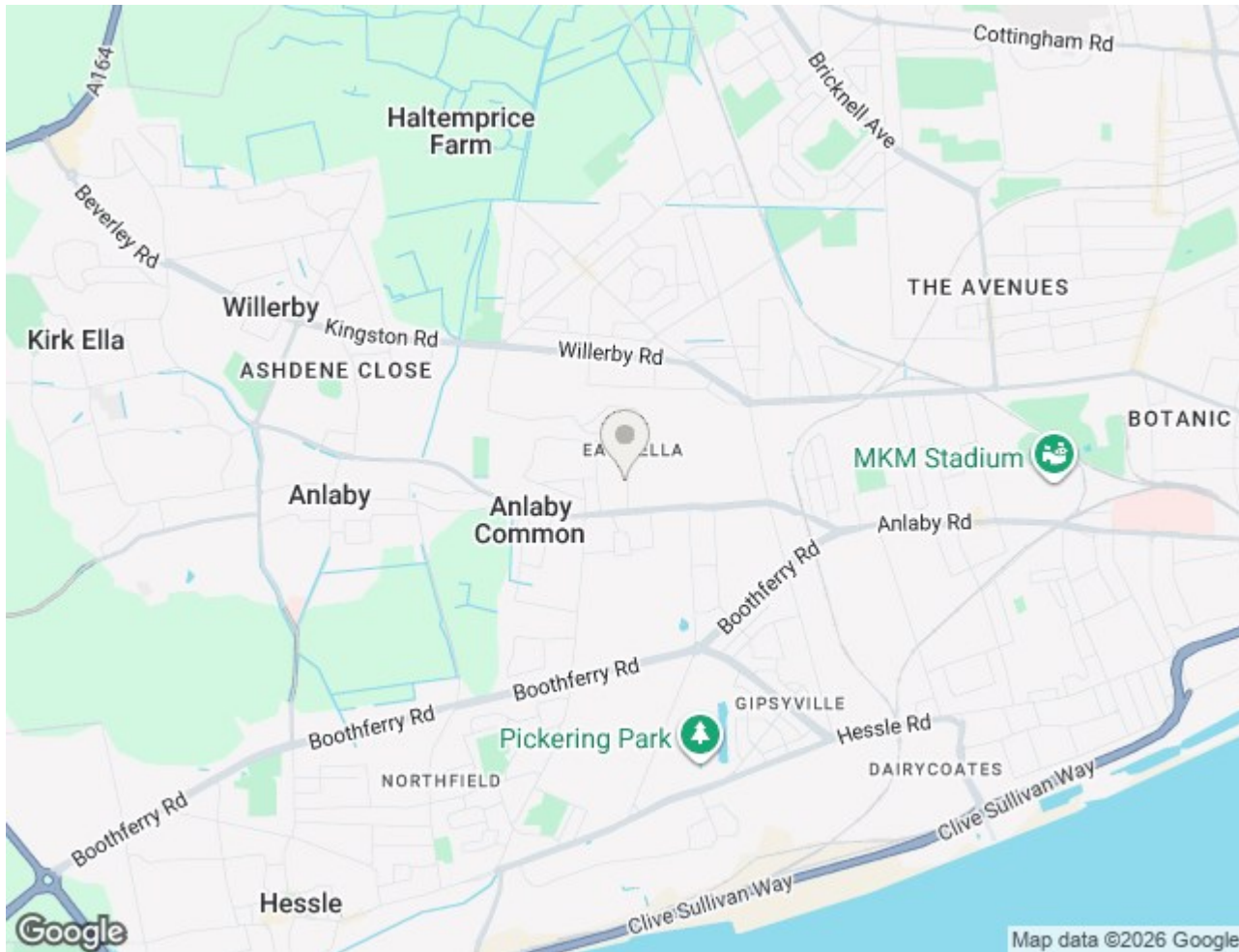
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	