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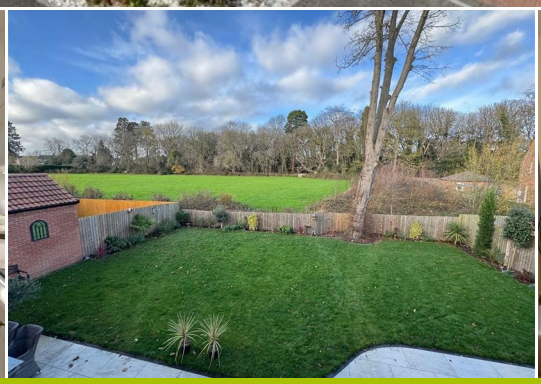
Limb
MOVING HOME









34 Hudson Avenue, Anlaby, East Yorkshire, HU10 7FW

- Stunning Detached House
- Packed With Extras
- Fabulous Rear View
- 5 Bedrooms
- Immaculately Presented
- Double Garage
- Council Tax Band = F
- Freehold/EPC = B

Offers Over £538,999

INTRODUCTION



With a fabulous open aspect to the rear, this impressive five bedroomed detached house is packed full of extras and is a great layout for family occupation. Immaculately presented and situated in a prime position within this popular modern development, viewing is essential to appreciate the appeal of this very special home. The quality specification is evident throughout and the property occupies a good sized plot with parking and double garage. The accommodation is depicted on the attached floorplan, having the benefit of uPVC double glazing and gas fired central heating. A stunning central entrance hallway with galleried landing above creates a superb "first impression". There are two separate reception rooms and the living/dining/kitchen stretches across the rear of the house with bi fold doors opening to the garden. The kitchen comes complete with an array of fitted units, integrated appliances and quartz work surfaces. Practicalities are catered for by a utility room and downstairs W.C.. Upstairs are a series of five bedrooms, two of which have en-suites and there is a style four piece bath/shower room. A particular feature is the rear aspect across open space beyond the landscaped garden. The gardens themselves have been attractively set out including an extensive paved patio area to the back of the house. In all a fine home of which early viewing is strongly recommended. There is to be no forward chain therefore, early completion should be possible.

LOCATION

The property is located in a quiet cul-de-sac along Hudson Avenue which runs off Cape Drive forming part of the popular modern development built in recent times by Messrs Bellway Homes situated off Beverley Road, Anlaby. The location could not be more convenient with the area having an array of shops and Anlaby Retail Park both within easy striking distance. Haltemprice Sports Centre lies nearby and a variety of supermarkets, bars and restaurants, plus well reputed schooling for all ages are available. Anlaby lies approximately 6 miles to the west of Hull city centre and convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

ENTRANCE HALL

A stunning central entrance reception with a feature turning staircase leading up to the first floor.





CLOAKS/W.C.

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



LOUNGE

Window to front elevation.



STUDY/DAY ROOM

Window to front elevation.



KITCHEN/DINING/LIVING

Stretching across the full width of the house, this superb room has a window and bi folding doors out and providing a great view of the garden and open space beyond. The kitchen has a particularly extensive range of stylish fitted units with contemporary quartz work surfaces including an undercounter one and a half sink with professional style mixer tap. Appliances include a twin AEG oven, five ring gas hob with designer extractor hood above, dishwasher and fridge freezer.









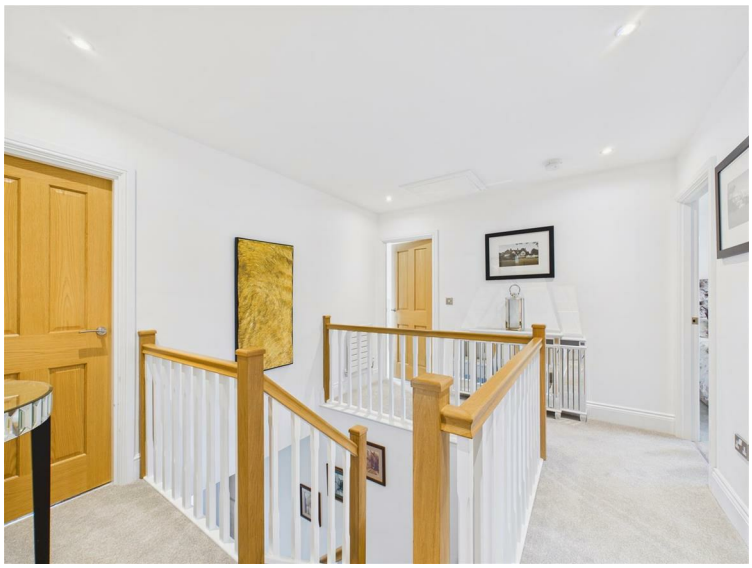


UTILITY

With a matching range of units, again with undercounter sink and professional style mixer tap. Plumbing for an automatic washing machine and space for dryer. Wall mounted gas fired central heating boiler concealed within a cupboard. External access door to side drive.

GALLERIED LANDING

A stunning galleried landing providing access to all bedrooms. Access to roof void. Tank cupboard to corner.



BEDROOM 1

With window to front and a range of fitted wardrobes.



EN-SUITE

A stylish en-suite being attractively tiled to floor and walls. Large "walk in" shower with rainhead and handheld shower system, concealed flush W.C., wash hand basin in cabinet, heated towel rail.



BEDROOM 2

Window to front elevation.



EN-SUITE SHOWER ROOM

Large shower cubicle with handheld and rainhead shower system, wash hand basin and concealed flush W.C., tiling to walls and floor, heated towel rail.



BEDROOM 3

A super double bedroom with a great view to the rear across open space.



BEDROOM 4

Double bedroom again with a window overlooking the garden and open space beyond.



BEDROOM 5

Window to front.



BATH/SHOWER ROOM

A stylish bathroom with attractive suite comprising bath, shower cubicle with handheld and rainhead shower system, concealed flush W.C., wash hand basin, attractive tiling to walls and floor, heated towel rail.



OUTSIDE

The property occupies a prime plot on this attractive development with a block set driveway providing excellent parking facilities and access to the double garage with twin up and over entrance doors. The rear garden is an absolute delight having an extensive paved terrace running the full width of the house with lawn beyond. There is an open aspect afforded across green space beyond.





HEATING

The property has the benefit of gas fired 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 F. We would recommend a purchaser make their own enquiries to verify this.

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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. AI may have also been used to enhance photography.

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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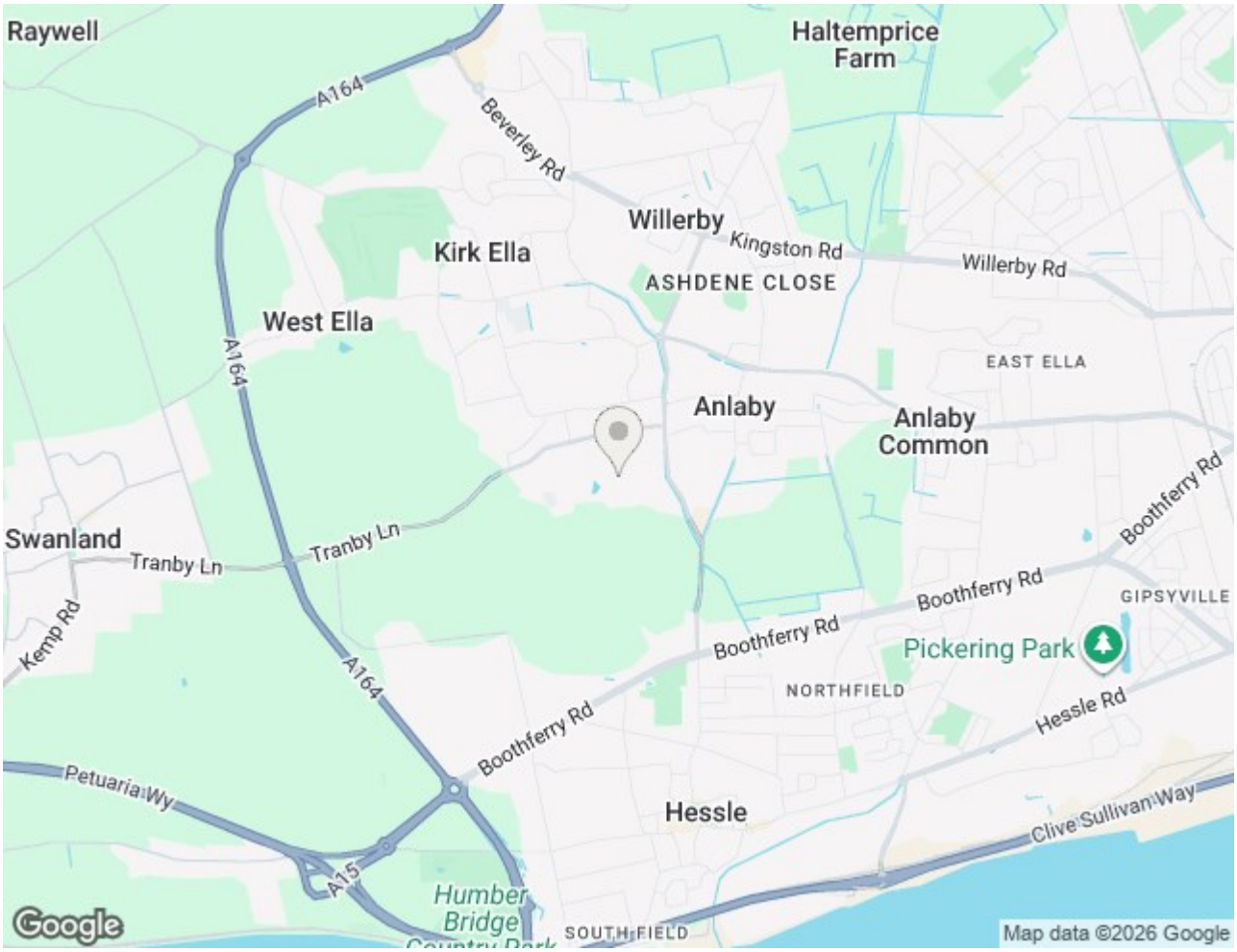

Raywell
Haltemprice Farm
A164
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
ASHDENE CLOSE
West Ella
A164
EAST ELLA
Anlaby
Anlaby Common
Boothferry Rd
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Boothferry Rd
GIPSYVILLE
Pickering Park
Boothferry Rd
A164
NORTHFIELD
Hessle Rd
Boothferry Rd
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Google
Map data ©2026 Google



Approximate total area(1)

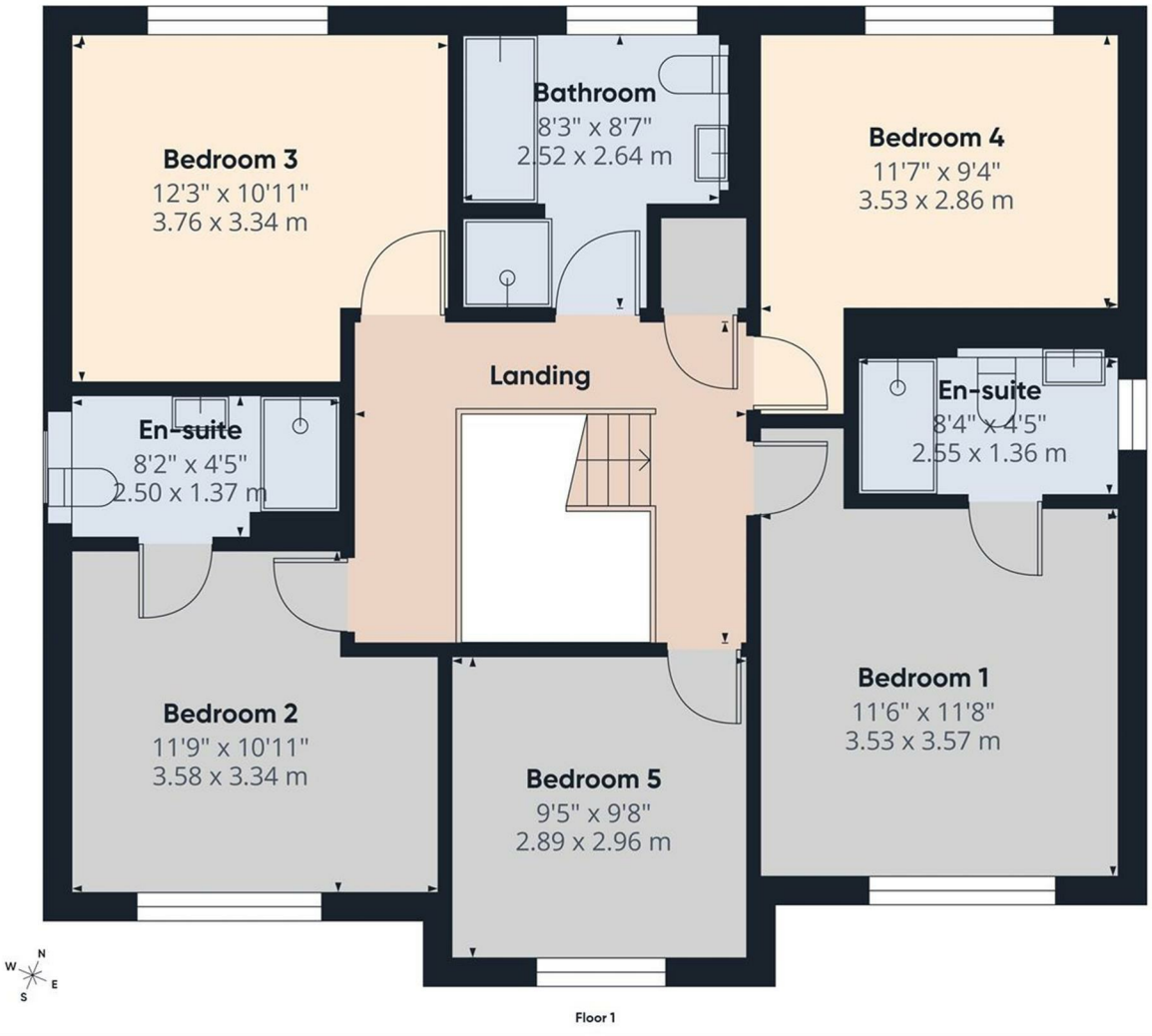
883 ft²

82 m²

(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



Approximate total area(1)

824 ft²

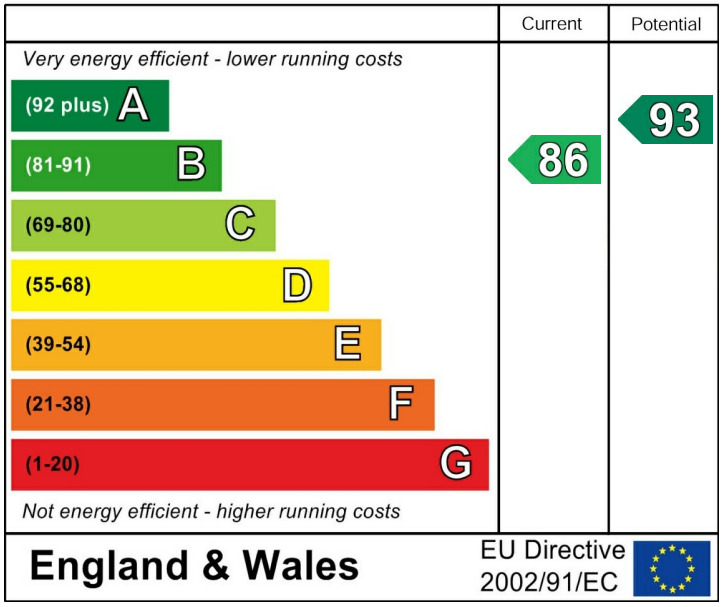
76.6 m²

(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



Environmental Impact (CO_2) Rating

