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Limb
MOVING HOME



61 Petfield Drive, Anlaby, East Yorkshire, HU10 7ES

- 📍 Stylish Detached House
- 📍 Three Fitted Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = D

- 📍 Modern Dining Kitchen
- 📍 Lovely Garden with Pergola
- 📍 Excellent Parking
- 📍 Freehold / EPC = B

£275,000

INTRODUCTION

This stylish three-bedroom detached house offers a fantastic combination of modern living and practical features. Enjoy excellent parking with a rear driveway and additional front/side gravelled areas. The lovely rear garden is perfect for outdoor enjoyment, featuring a deck and a covered pergola. Inside, the accommodation includes an entrance hall, cloaks/W.C., lounge, a modern dining kitchen with garden access via French doors, three bedrooms (all with fitted wardrobes), an en-suite to the main bedroom, and a family bathroom. The property also benefits from gas central heating and uPVC double glazing.

LOCATION

Petfield Drive forms part of the recent David Wilson "Aspect" development off Lowfield Road in Anlaby. Therefore, ideally positioned to take advantage of the many amenities in the nearby villages of both Anlaby and Hessle.

The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella, Willerby offer an excellent variety of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. Anlaby is conveniently placed for access into Hull city centre, the Humber Bridge, the nearby town of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

Retail, Shopping & Leisure:

Situated off Springfield Way is a Morrisons Supermarket plus Anlaby Retail Park which is home to a Marks and Spencer Food Hall, Pets at Home, Costa Coffee, Next, Argos and Asda Living. In the centre of the village there is a Sainsbury's Local, well-reputed butcher, greengrocer, pharmacy and many other shops.

Haltemprice Leisure Centre can be found on Springfield Way offering a range of activities and amenities.

Schooling:

Anlaby Primary School
Wolfreton School & Sixth Form College
Tranby Independent School

Transport

Hull - 5 miles approx.
Cottingham – 4.7 miles approx.
Beverley – 8 miles approx.
Doncaster - 34 miles
York - 37 miles approx.
Leeds - 58 miles approx.

Train Stations

Hull – 5 miles approx.
Cottingham – 5 miles approx
Brough – 9 miles approx.

There is a regular bus service from the centre of Anlaby.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with a staircase leading up to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Solid wood shelving and feature flooring.

LOUNGE

16'3" x 10'2" approx (4.95m x 3.10m approx)
With windows to the front and side elevations.



DINING KITCHEN

16'3" x 10'4" approx (4.95m x 3.15m approx)

Having a range of stylish base and wall units with complementing worktops incorporating a sink and drainer with mixer tap. There is an oven, four ring gas hob, fridge/freezer, dishwasher and washing machine. French doors lead from the dining area to the rear garden. Window to front.



DINING AREA



FIRST FLOOR

LANDING

With window to rear.

BEDROOM 1

10'0" x 9'8" approx (3.05m x 2.95m approx)

With fitted wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



BEDROOM 2

10'4" x 8'8" approx (3.15m x 2.64m approx)
With fitted wardrobes, storage cupboard and windows to front and side elevations.



BEDROOM 3

7'3" x 6'10" approx (2.21m x 2.08m approx)
Currently used as a dressing room/walk in wardrobe. With fitted wardrobes and window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to side.



OUTSIDE

The property occupies an attractive plot with gravelled parking areas to the front and side provide space for two cars. A driveway runs to the rear of the property providing parking for a further two cars and access via a pedestrian gate to the rear garden. The enclosed rear garden is a particular feature being lawned with a decked patio and covered pergola to one corner. There is also a garden shed.



DECK & PERGOLA



REAR VIEW



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

AGENTS NOTE

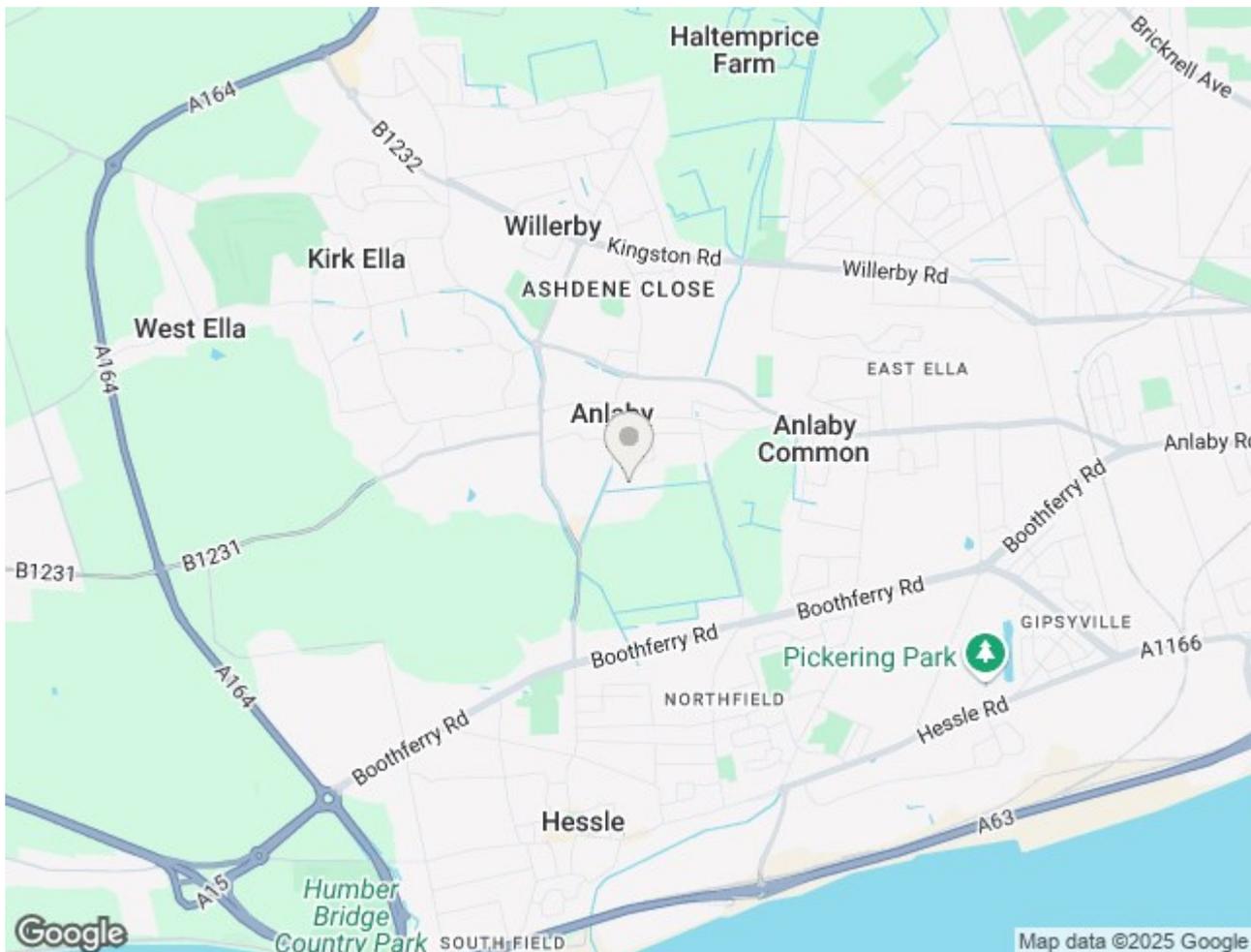
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 83.2 sq. metres (895.3 sq. feet)
61 Petfield Drive, Anlaby

