Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

7 Torchil Close, Anlaby, East Yorkshire, HU10 7HR

- Detached Bungalow
- 2 Double Bedrooms
- Modern Kitchen
- Council Tax Band = D
- Spacious Lounge
- Drive & Garage
- No Onward Chain!
- Freehold / EPC = D

£299,950

INTRODUCTION

This immaculately presented detached bungalow which occupies a desirable corner plot, offering excellent parking options with space at the front and side, plus a garage with an automated door. Inside, the modern accommodation features an entrance hallway, a spacious lounge, a modern kitchen equipped with appliances, two double bedrooms complete with fitted wardrobes, and a stylish shower room. The property has the benefit of gas fired central heating.

Outside, there is a lawned garden wrapping around the rear and side of the property, complemented by a raised paved patio with a summerhouse, perfect for relaxation. There is also a useful utility room to the rear of the garage. This property is offered with no onward chain.

LOCATION

Torchil Close is a cul-de-sac situated off Woodland Drive, Anlaby. 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 storage cupboard.

LOUNGE

20'6" x 12'11" approx (6.25m x 3.94m approx)
An attractive room with bow window to the front elevation and windows to the side. There is a feature fireplace with living flame gas fire.

KITCHEN

11'8" x 10'1" approx (3.56m x 3.07m approx)
Having a range of modern fitted base and wall units with laminate worktops and breakfast bar, one and a half bowl sink and drainer with mixer tap, oven, induction hob with filter hood above and fridge/freezer. Patio doors lead out to the rear garden.

BEDROOM 1

13'4" x 9'8" approx (4.06m x 2.95m approx)
With fitted wardrobes with sliding doors. Bow window to side elevation.

BEDROOM 2

13'6" x 11'10" approx (4.11m x 3.61m approx)
With fitted wardrobes with sliding doors. Patio doors lead out to the rear garden.

SHOWER ROOM

With modern suite comprising a walk in shower, wash hand basin with cabinet beneath and vanity mirror with cabinets above. Tiling to walls, inset spot lights , heated towel rail and window to side. Airing cupboard.

OUTSIDE

The property occupies a lovely corner style plot with gravelled driveway to the front and a side drive providing excellent parking and leading to the detached garage with automated door. To the rear of the garage, there is a utility room. A lawned garden wrapping around the rear and side of the property, complemented by a raised paved patio with a summerhouse. An electric point can be found to the front left hand side of the property - ideal for a caravan hook up.

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 D. 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

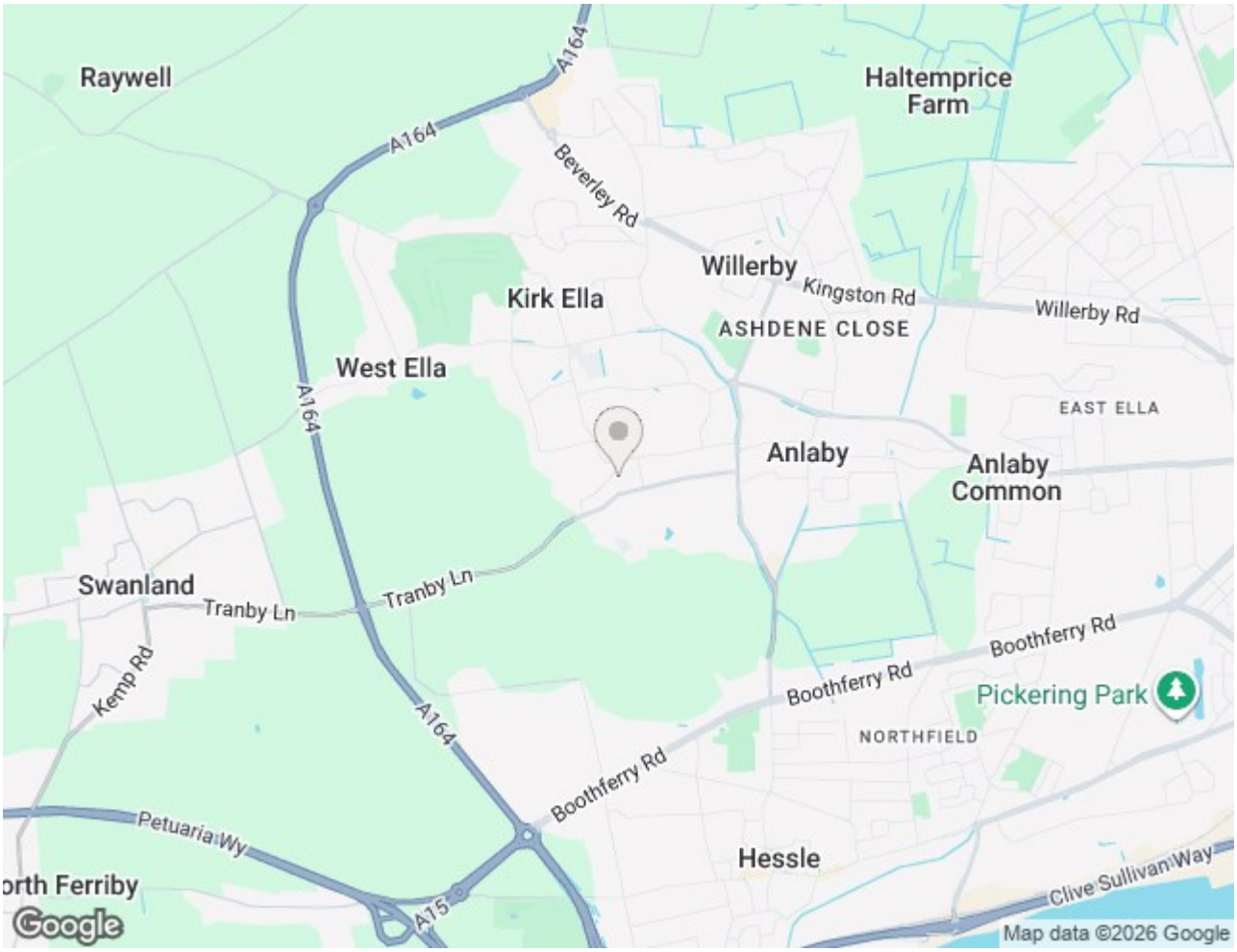
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

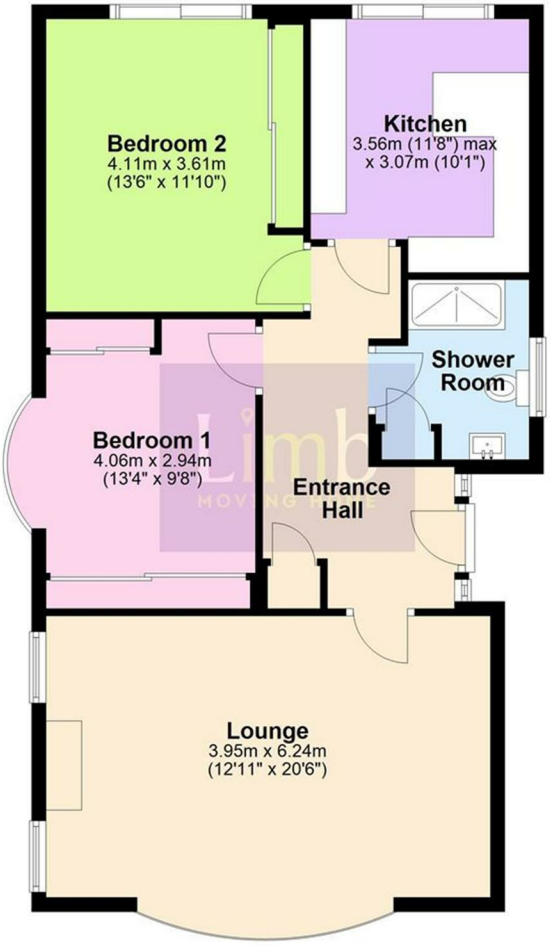
VALUATION SERVICE

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.



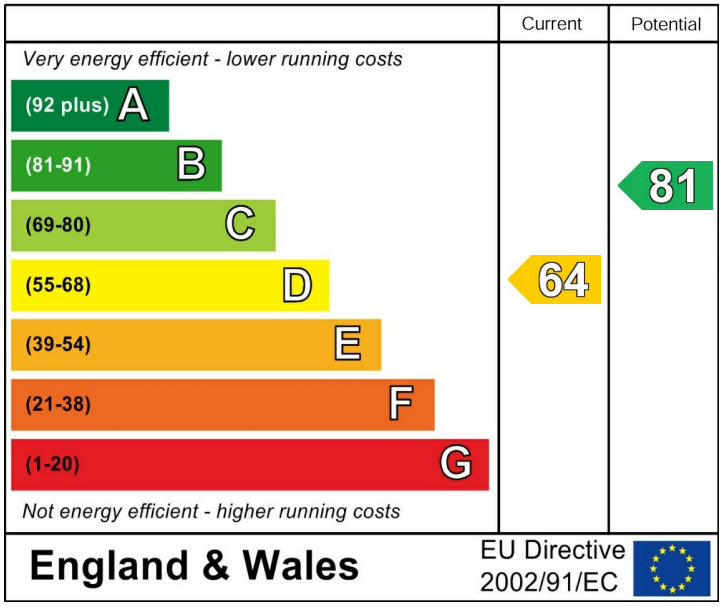
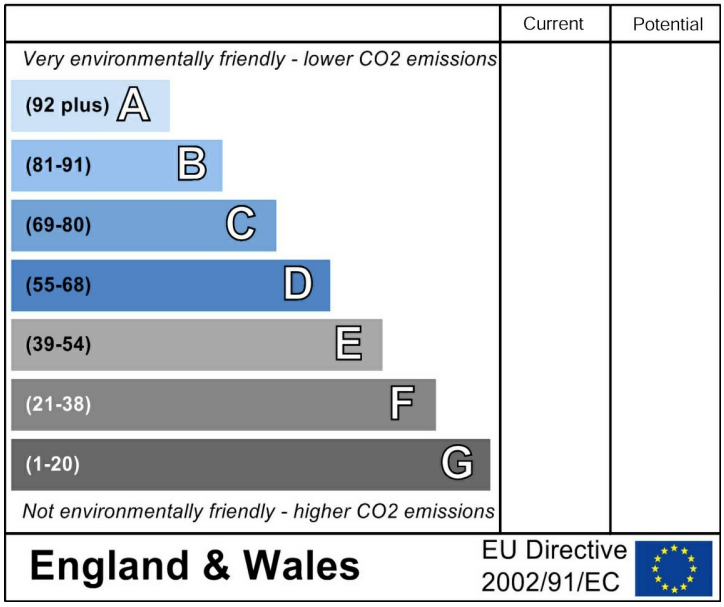
Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating