

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: [info@matthewlimb.co.uk](mailto:info@matthewlimb.co.uk)

[matthewlimb.co.uk](http://matthewlimb.co.uk)

Matthew  
**Limb**  
MOVING HOME



*Apt 8 The Main House, Anlaby House Estate, Anlaby, E. Yorkshire, HU10 7AY*

- 📍 Stunning Luxury Apartment
- 📍 Show House Condition
- 📍 Beautiful Setting
- 📍 Council Tax Band D
- 📍 Two Bedrooms
- 📍 Stunning open Plan Living
- 📍 Designated Parking
- 📍 Leasehold / EPC=C

*Offers Over £210,000*

## *INTRODUCTION*

Presented in "show house" condition and ready to move straight into is this fabulous first floor apartment within the beautiful setting of the Anlaby House Estate. The property forms part of the stunning conversion of the historic grade II listed Anlaby House and affords sumptuously appointed accommodation. The elegance of the former era is evident in the grand room size of the living area, complete with large sash windows overlooking the lovely gardens to the south. The apartment has a real "wow factor" and has a high end contemporary specification including a superb fitted kitchen which is situated in an open plan style off the lounge and there is an eye catching ensuite and separate shower room. There are two bedrooms. The apartment is heated by a way of underfloor heating and there is a video intercom entry system to the property. A useful lockable storage area can be found in the basement to the building. The apartment enjoys views to the south across the beautiful grounds. Outside there is a designated parking position in addition to visitor spaces and the property has the use of the beautiful landscape gardens of the estate.

## *LOCATION*

The sought after Anlaby House Estate is situated off Beverley Road and is a beautiful setting comprising many fine homes in addition to the historic Grade II listed Anlaby House. The village of Anlaby lies approximately 5 miles to the west of Hull city centre and has a good range of shops and general amenities. The area also provides a number of leisure facilities, pubs and restaurants, schooling for all ages and good public transport. Convenient access can be gained to the Humber Bridge and A63/M62 motorway network.

## *ACCOMMODATION*

An intercom entry system to the side door of the Main House provides access to the hallway with a staircase leading up to the apartment. A private residential door opens to:

## *ENTRANCE HALL*



### *OPEN PLAN LIVING AREA*

20'7" x 20'2" approx (6.27m x 6.15m approx)

With sash windows offering views across the grounds to the south.



### *SHOWER ROOM*

With contemporary suite comprising a walk in shower, wash hand basin and low flush W.C. Tiled floor, inset spot lights and heated towel rail.



## *KITCHEN*

9'0" x 8'10" approx (2.74m x 2.69m approx)

Having a range of contemporary base and wall units, complementing worksurfaces, inset sink and drainer plus a host of integrated appliances including an oven, four ring hob with filter hood above, integrated fridge, freezer, dishwasher and automatic washing machine.



## *BEDROOM 1*

8'9" x 8'9" approx (2.67m x 2.67m approx)

With a bank of fitted wardrobes and sash window to the south elevation. Opening through to the en-suite.



## *BEDROOM 2*

10'11" x 8'9" approx (3.33m x 2.67m approx)

With fitted wardrobed plus cupboard housing the boiler.



## *EN-SUITE*

With luxurious suite comprising an oval bath, wash hand basin and low flush W.C. Heated towel rail, tiled surround and sash window to the south elevation.



## *OUTSIDE*

The property has a designated parking position plus there is visitor's parking. The apartment stands in the communal landscaped grounds of the Anlaby House Estate which it has use of and there is further parkland area situated to the south of The Main House.



## *SERVICE CHARGE*

There is a monthly service charge, currently set at £188.36 per month which covers items such as buildings insurance, communal gardening, window cleaning and maintenance of communal areas.

## *TENURE*

Leasehold

## *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.

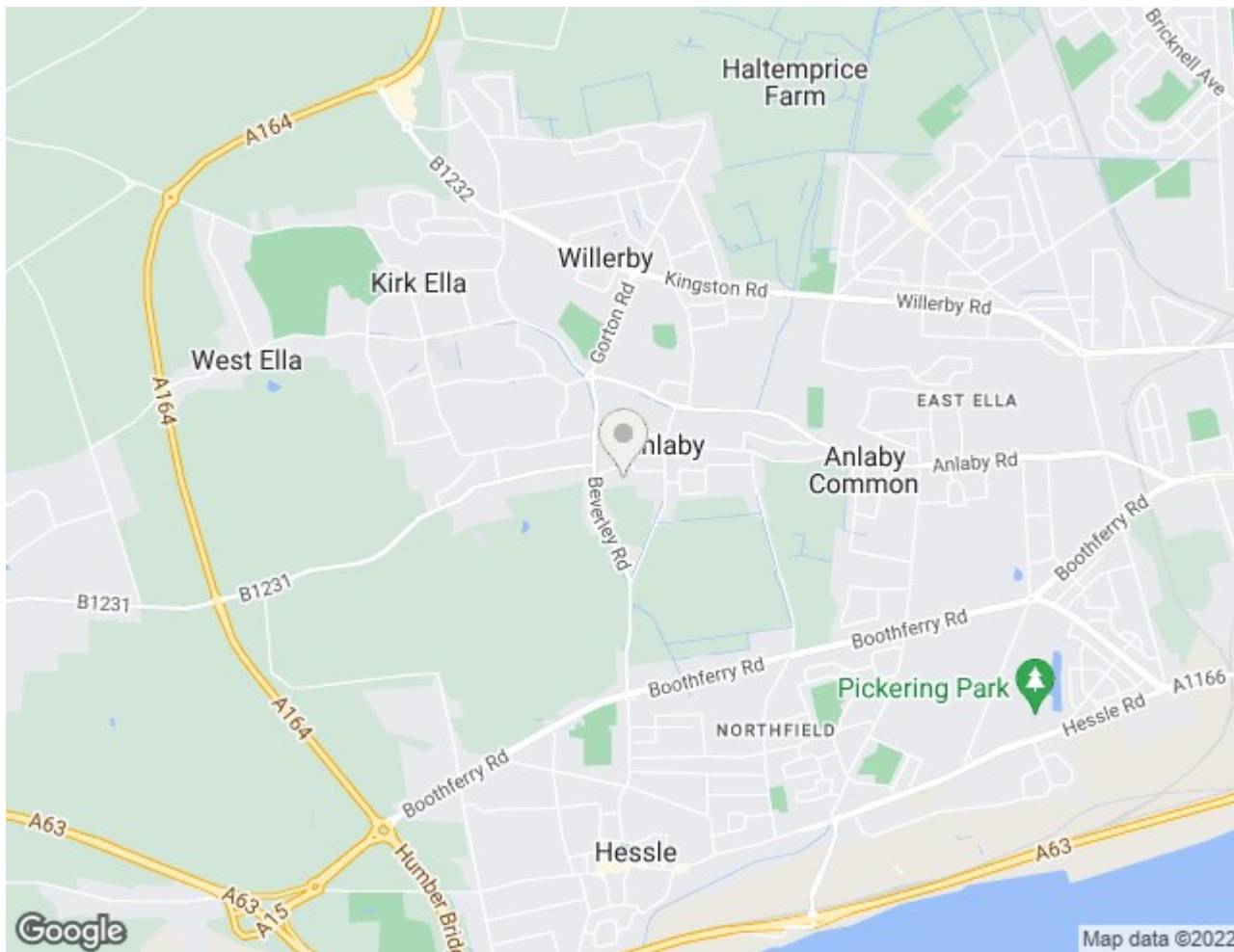


### PHOTOGRAPH DISCLAIMER

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.

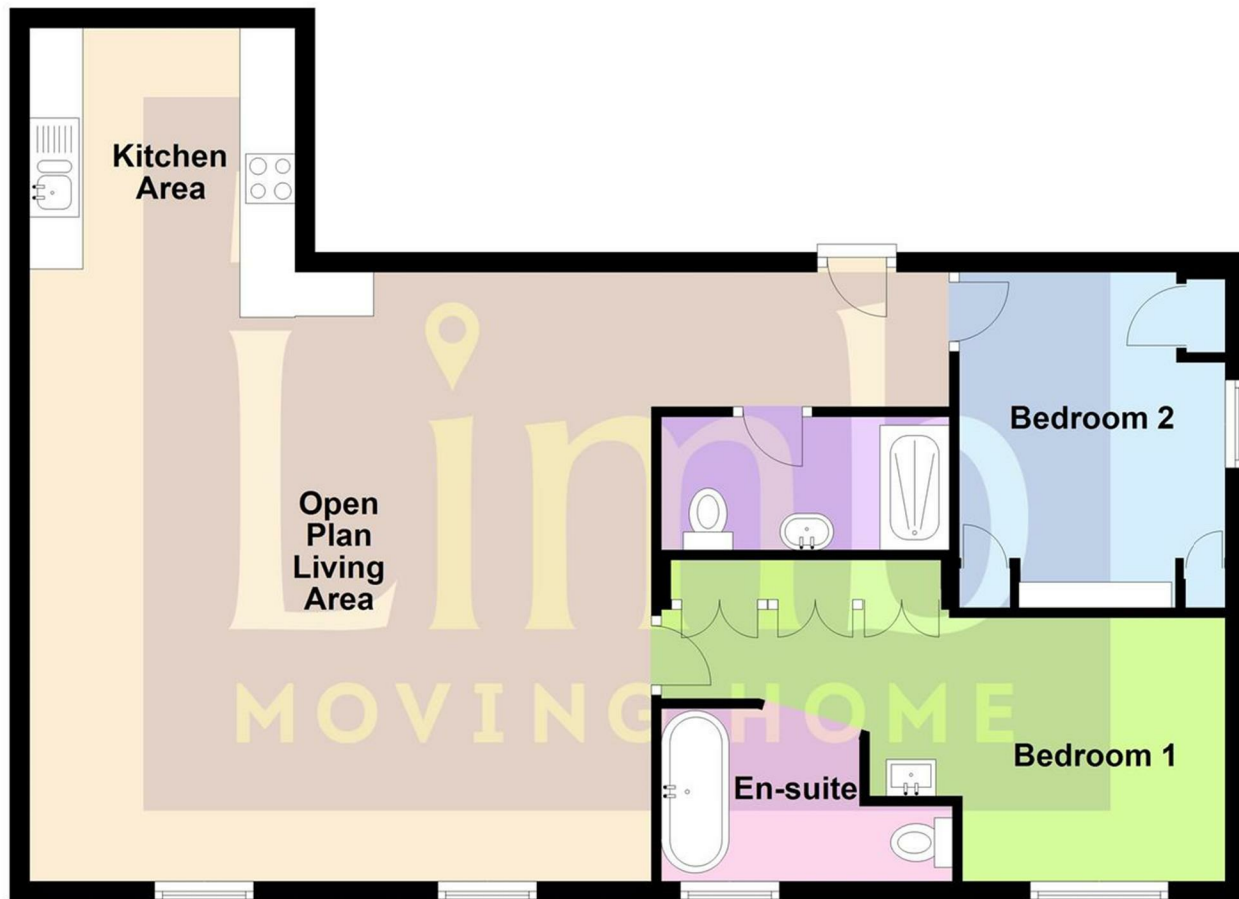
### VALUATION SERVICE

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. 81.0 sq. metres (871.8 sq. feet)



Total area: approx. 81.0 sq. metres (871.8 sq. feet)



### Energy Efficiency Rating

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

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### Environmental Impact (CO<sub>2</sub>) Rating

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