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**Limb**  
MOVING HOME



*28 Ketil Place, Anlaby, East Yorkshire, HU10 7GD*

- 📍 Modern Det House
- 📍 Prime Position
- 📍 Four Dbl Bedrooms
- 📍 Council Tax Band = F
- 📍 Open Plan Living
- 📍 Lounge & Study
- 📍 Gardens & Garage
- 📍 Freehold / EPC = B

*Offers Over £415,000*



## INTRODUCTION

Occupying a prime position within this modern residential development is this well presented detached house. Overlooking green space to the front, the property offers a superb layout for the modern family. Arranged over two floors, the accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall with useful storage cupboards, cloaks/W.C., study with views across the open space to the front, large lounge with attractive bay window plus a fabulous living kitchen to the rear complemented by a utility room. Upon the first floor there are four spacious bedrooms, all of which are double in size. The front-facing main bedroom boasts a modern en suite, while the other three bedrooms are served by a contemporary family bathroom with separate shower.

To the front of the property is a garden area and a side drive provides off street parking and leads onwards to the detached single garage. The rear garden is enclosed by brick wall and is mainly laid to lawn.

## LOCATION

The property is situated along Ketil Place at its junction with Hudson Avenue, which runs off Cape Drive within this modern residential development. 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 (Ofsted rating 'Good' December 2018).

Wolfreton School & Sixth Form College (Ofsted rating 'Good' October 2013)

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

With staircase leading up to the first floor and two storage cupboards.



### CLOAKS/W.C.

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

### STUDY

8'4" x 6'11" approx (2.54m x 2.11m approx)

With window to the front elevation overlooking the open green space.



## LOUNGE

16'5" x 13'0" approx (5.00m x 3.96m approx)

A particularly spacious room with attractive bay window to the front elevation.



## OPEN PLAN LIVING KITCHEN

28'8" x 10'9" approx (8.74m x 3.28m approx)

Having a range of contemporary base and wall units with co-ordinating worktops and upstands, one and a half bowl sink and drainer, double oven, four ring gas hob with extractor above, integrated dishwasher and fridge/freezer. The dining and family area is ample in size and features French doors leading onto the rear garden.





## KITCHEN AREA



## LIVING/DINING AREA



## UTILITY

With fitted units, plumbing for a washing machine, space for tumble dryer, wall mounted gas central heating boiler and external access door to the side drive.

## FIRST FLOOR

## LANDING

With airing cupboard and loft access hatch.

## BEDROOM 1

12'8" x 11'6" approx (3.86m x 3.51m approx)

With window to the front elevation overlooking the green space.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.. Tiled floor.



## BEDROOM 2

12'9" x 11'0" approx (3.89m x 3.35m approx)

With window to the front elevation and useful storage cupboard.



## BEDROOM 3

14'8" x 11'5" approx (4.47m x 3.48m approx)

Window to rear.



## BEDROOM 4

12'8" x 9'6" approx (3.86m x 2.90m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C., tiled floor, window to rear.





## OUTSIDE

To the front of the property is a garden area and a side drive provides off street parking and leads onwards to the detached single garage. The rear garden is enclosed by brick wall and is mainly laid to lawn.



## 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.

## 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

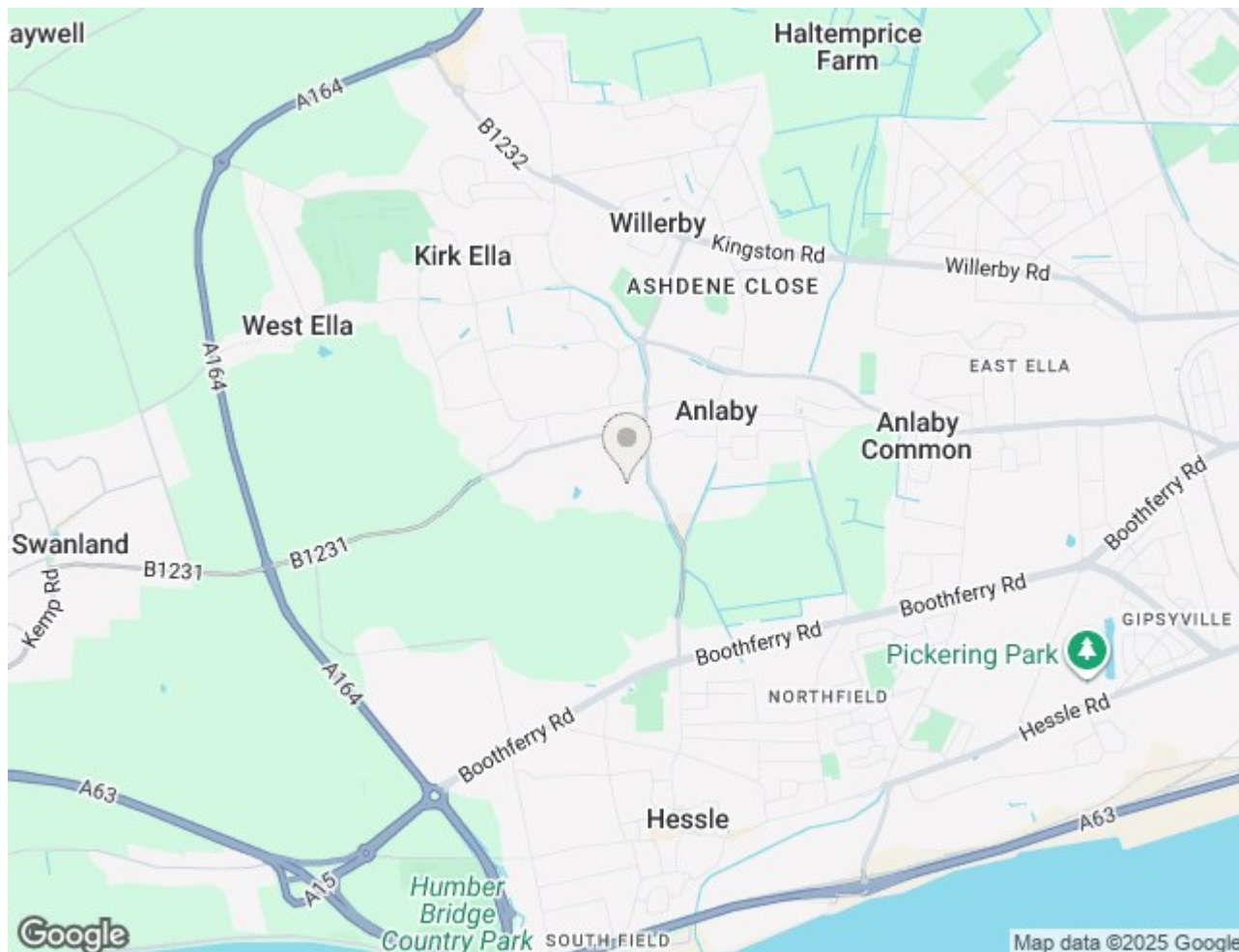
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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




## First Floor



Total area: approx. 142.0 sq. metres (1527.9 sq. feet)  
**28 Ketil Place, Anlaby**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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	

## 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	