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**Limb**  
MOVING HOME



*31 Wilson Street, Anlaby, East Yorkshire, HU10 7AL*

- 📍 Bespoke Detached House
- 📍 Fabulous Kitchen
- 📍 Contemporary Fittings
- 📍 Council Tax Band = E
- 📍 3 Good Bedrooms
- 📍 Garden and Garage
- 📍 Village Centre Location
- 📍 Freehold/EPC = B

**£369,950**

## INTRODUCTION

This stunning individual detached house, built in recent times by the well reputed Crest House Developments, is situated in the heart of this thriving west Hull village. This bespoke home is ideal for those looking for individuality, contemporary design and quality fittings. The accommodation has central heating to radiators, double glazing and briefly comprises a fabulous entrance hall with oak and glass balustraded staircase, spacious lounge and to the rear lies a combination of the kitchen and day room, both with bi-fold doors opening to the paved terrace. The fully fitted kitchen has an array of integrated appliances and the day room has an attractive vaulted ceiling. There is also a separate utility room and cloaks/W.C. At first floor are a series of three bedrooms, the master served by a stylish en-suite shower room. There is also a four piece bathroom with vaulted ceiling. The main garden area extends to the rear which enjoys a south and westerly aspect with a large paved patio and terraced garden beyond. There is also a single garage and parking space to the rear. Viewing is certainly recommended.

## LOCATION

The property is located in the heart of the thriving west Hull village of Anlaby thus having a great number of amenities on the doorstep. The village has a number of day to day shops, delicatessen, coffee shops, convenience store, and a modern health surgery. The immediate area of Willerby, Anlaby and Kirk Ella offers an excellent range of shops, recreational facilities, amenities and leisure facilities, plus schooling for all ages and good public transport. Anlaby Retail Park lies nearby which comprises many known brands and supermarkets. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A particularly spacious hallway which has a turning staircase to the first floor off being underdrawn in oak and having an oak and glass balustrade. There is also a useful storage cupboard situated off.



### CLOAKS/W.C

With low level W.C and wash hand basin.

## LOUNGE

21'0" x 11'6" approx (6.40m x 3.51m approx)

With a series of three windows to the front elevation, wall mounted TV point.



## KITCHEN

12'6" x 13'0" approx (3.81m x 3.96m approx)

A stunning space which overlooks the rear garden with bi-fold doors opening out. The room is open plan in style through to the day room. The kitchen is in a classic shaker style with a matte grey finish and stylish granite tops. There is an integrated oven, combination microwave, induction hob with extractor hood over, dishwasher and a fridge freezer.



## ALTERNATIVE VIEW



## DAY ROOM

13'5" x 10'2" approx (4.09m x 3.10m approx)

With a vaulted ceiling this attractive room overlooks the rear garden with bi-fold doors opening to the terrace.



## UTILITY ROOM

With fitted work surfaces, wall mounted gas fired boiler, space for washer and dryer.

## FIRST FLOOR

## LANDING

With window to side elevation.



## BEDROOM 1

20'5" reducing to 11'0" x 12'7" approx (6.22m reducing to 3.35m x 3.84m approx)

A great master bedroom which overlooks the rear garden. Built in cupboard to corner.



## EN-SUITE SHOWER ROOM

With wide shower enclosure, low level W.C and wash hand basin, half tiled walls, fully tiled shower area and tiled floor. Vaulted style ceiling.



## BEDROOM 2

11'5" x 11'2" approx (3.48m x 3.40m approx)

Two windows to the front elevation.



## *BEDROOM 3*

9'5" x 9'3" approx (2.87m x 2.82m approx)  
Window to front elevation.



## *BATHROOM*

With attractive suite comprising a bath, low level W.C, wash hand basin, large shower enclosure, half tiled surround to walls being fully tiled to the shower, tiled floor, vaulted style ceiling.



## *ALTERNATIVE VIEW*



## OUTSIDE

A block set pathway and steps lead from Wilson Street to the front door beyond which is fenced and gated. The attractive rear garden enjoys a southerly aspect and has an extensive paved terrace which enjoys a south and westerly aspect. The garden is terraced with lawn and borders. Access can be gained from Wilson Street into Crowle Close, and access leads to a single garage and parking.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## SERVICE CHARGE

We understand that the courtyard is owned by a management company, equally owned in shares by the residents. We understand that fee of £250 is currently charged per annum to cover running costs and maintenance of the gates etc..

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

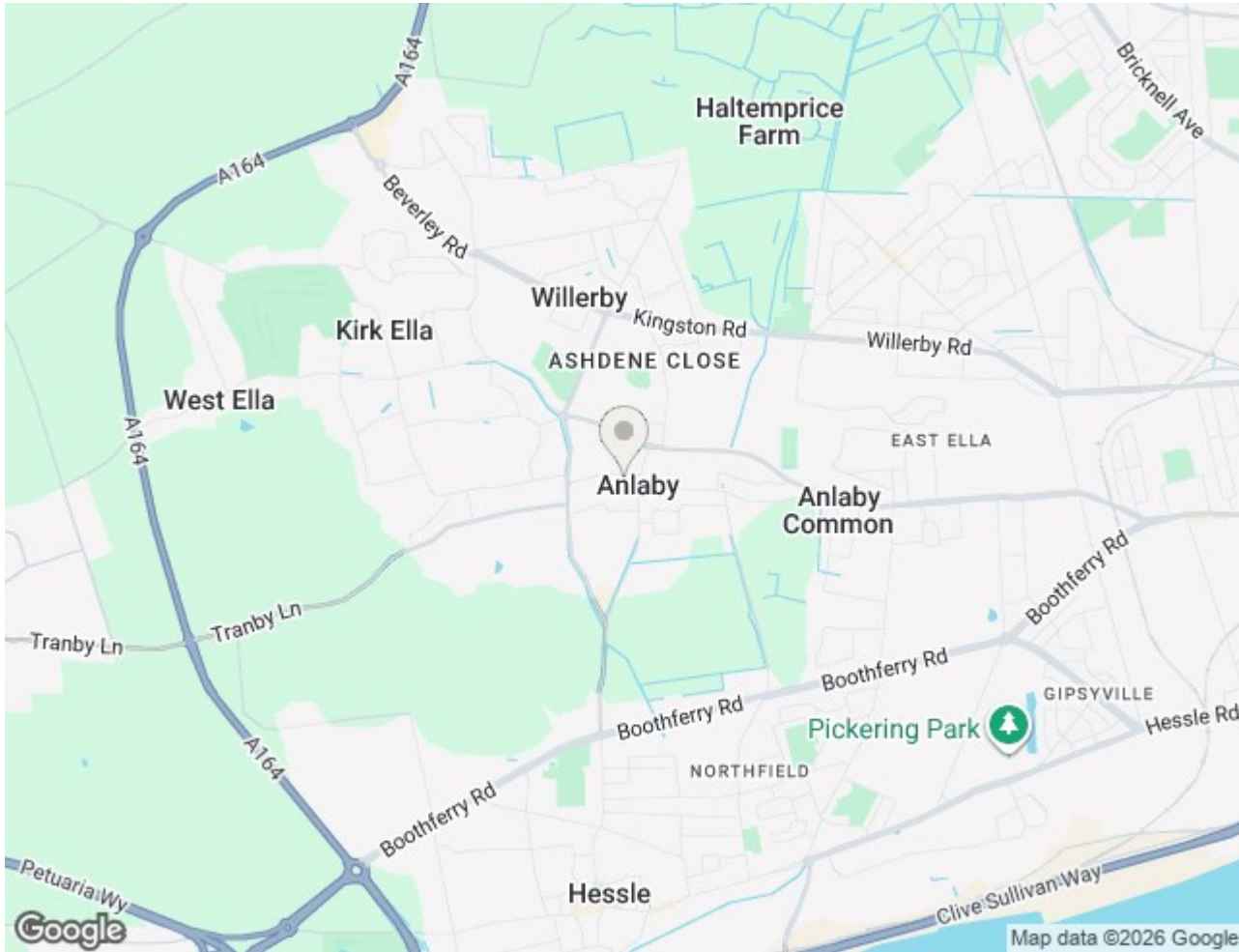
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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





Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

