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**Limb**  
MOVING HOME



*8 First Lane, Anlaby, East Yorkshire, HU10 6UD*

- 📍 Semi-Detached House
- 📍 Good Sized Corner Plot
- 📍 Three Bedrooms
- 📍 Council Tax Band = C

- 📍 Modern Kitchen & Bathroom
- 📍 Excellent Parking
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£190,000**

## INTRODUCTION

Offered for sale with the benefit of no onward chain, this well-proportioned three-bedroom semi-detached house boasts excellent parking and a garage. While the majority of the garden space is to the front, the property features a low-maintenance, small gravelled rear garden – ideal for those seeking an easy-to-manage outdoor area. Inside, the property benefits from a modern kitchen with appliances, a spacious through lounge/diner, three bedrooms (including bedroom one with modern fitted wardrobes, and bedroom two offering an opportunity for personalization), and a fully tiled modern bathroom with a shower facility. The property has the benefit of gas central heating and uPVC double glazing.

## LOCATION

The property is situated along First Lane Anlaby, close to its junction with Loyd Street. 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.

### 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 HALLWAY

With staircase leading to the first floor and cupboard under. Window to side.



## THROUGH LOUNGE/DINER



## LOUNGE AREA

12'8" x 10'3" approx (3.86m x 3.12m approx)  
Window to the front elevation.



## DINING AREA

12'0" x 9'10" approx (3.66m x 3.00m approx)  
Window to rear.



## KITCHEN

15'9" x 6'3" approx (4.80m x 1.91m approx)  
Having a range of modern base and wall units with laminate worktops incorporating a sink and drainer, four ring gas hob with filter hood above, oven and the free standing fridge/freezer is also included. There is a cupboard to one corner with plumbing for a washing machine and venting for a tumble dryer.



## FIRST FLOOR

### LANDING

Window to side.

## BEDROOM 1

13'3" x 10'6" approx (4.04m x 3.20m approx)  
With a range of modern fitted wardrobes to one wall. Window to front.



## BEDROOM 2

12'1" x 10'6" approx (3.68m x 3.20m approx)  
With cylinder cupboard to corner. Window to rear.



## BEDROOM 3

7'5" x 5'11" approx (2.26m x 1.80m approx)  
Window to front.



## BATHROOM

Being fully tiled with suite comprising a bath with shower attachment and screen, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

Enjoying a corner position, the property features a well-proportioned front garden, laid to lawn with established hedging. A central driveway offers significant parking space and leads to the single garage. Within the garage, there is a washing machine. The rear of the property provides a small, practical gravelled area with boundary fencing and a pedestrian gate to the rear tenfoot.





## TENURE

Freehold

## COUNCIL TAX BAND

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

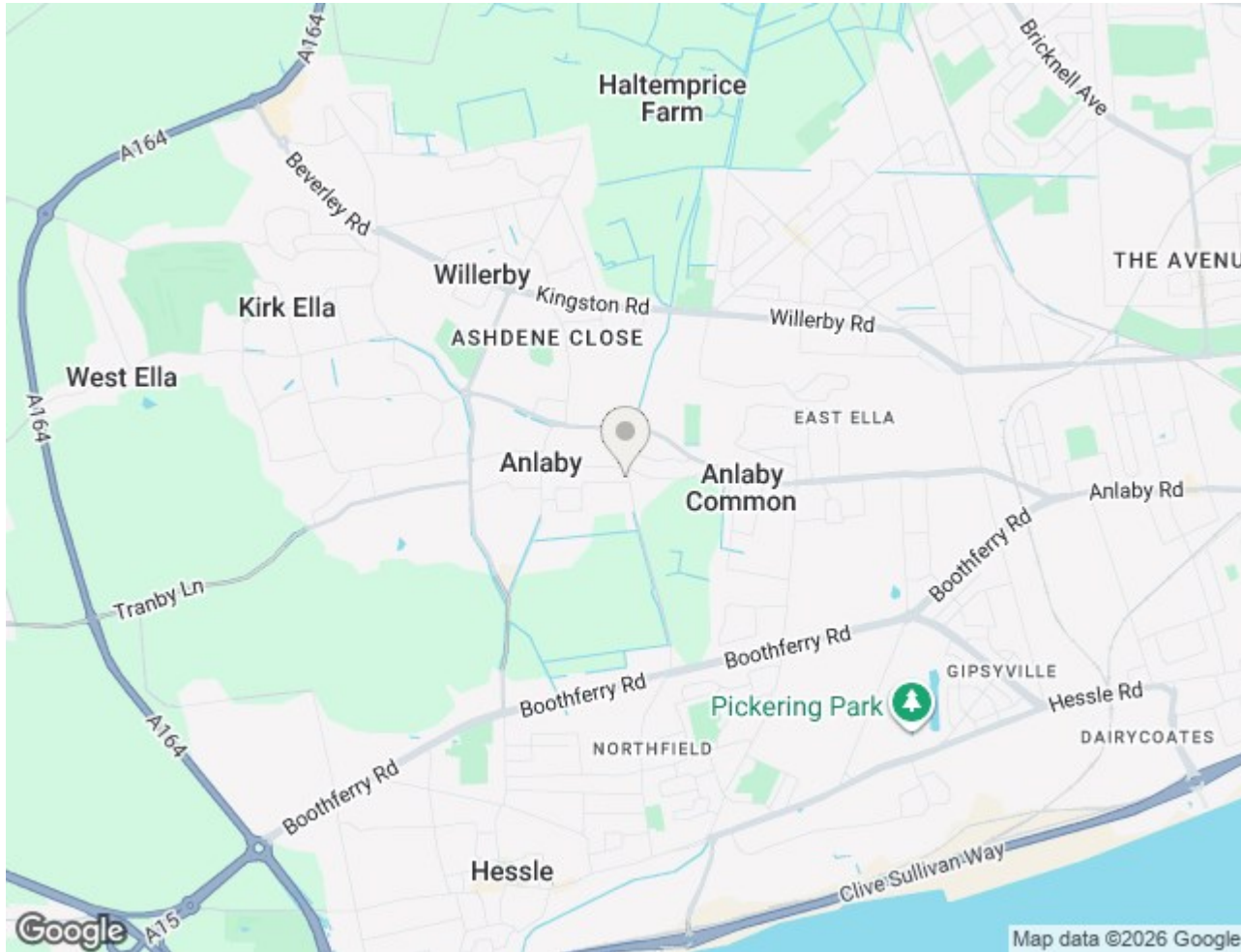
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

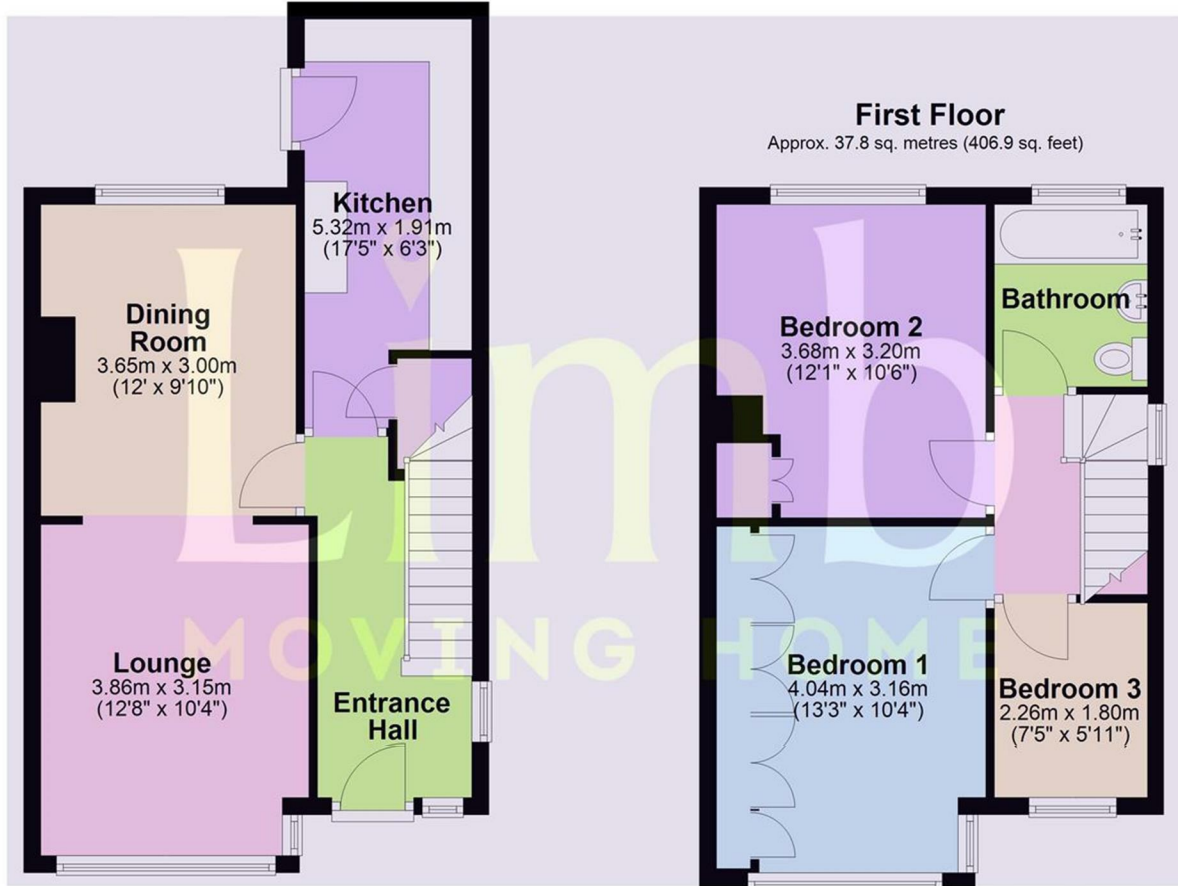
## VALUATION SERVICE

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.



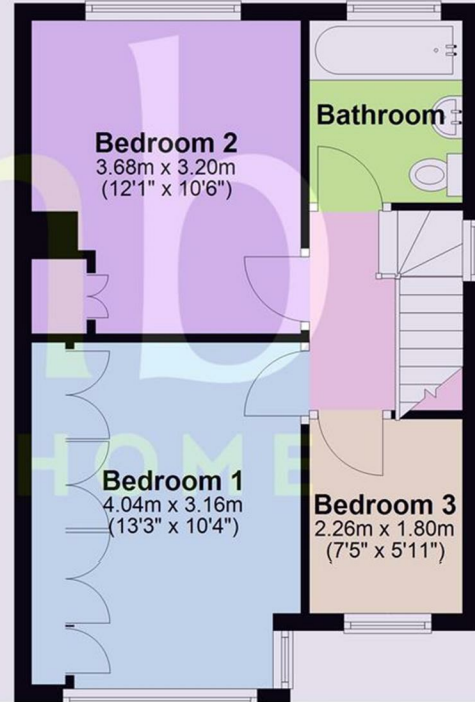
## Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)  
**8 First Lane, Anlaby**

