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**Limb**  
MOVING HOME



*5 Croft View, Anlaby, East Yorkshire, HU10 7DX*

- 📍 So Much Potential!
- 📍 Spacious Semi Detached
- 📍 Approx. 1,200sq.ft.
- 📍 Council Tax Band = D
- 📍 Good Sized Garden
- 📍 Highly Desirable Location
- 📍 No Forward Chain
- 📍 Freehold/EPC = D

**£300,000**

## INTRODUCTION

With so much potential, this spacious three bedroomed semi detached house is sure to be popular. Standing in the highly desirable road scene of Croft View, the property is ideally placed for a wide range of shops, schools and amenities. The layout of accommodation is depicted on the attached floorplan and affords potential to refurbish, remodel and extend (subject to appropriate permissions). So much could be altered here to create a wonderful family home in a lovely area. Currently the ground floor has a central hallway, large lounge diner, breakfast kitchen, pantry, side lobby and W.C. together with an integral garage. Upon the first floor are three bedrooms with bed 1 being particularly spacious providing access to an enclosed veranda overlooking the rear garden. This could become a dressing room or en-suite as it sits adjacent to the family shower room. Gas fired central heating to radiators and double glazing are installed. An approach driveway provides parking adjacent to a lawned garden. Side access is available to the house. To the rear lies a good sized garden is predominantly lawned.

## LOCATION

Croft View is a highly desirable tree lined avenue running between Tranby Lane and Woodland Drive in Anlaby. This is one of the areas most sought after locations which affords an excellent range of amenities with nearby shopping parades plus Willerby Shopping Park and a variety of supermarkets. There is a main bus route nearby in addition to Haltemprice Sports and Community Centre. Well reputed schooling is available for all ages. Convenient access is available to Hull City Centre to the east, the Humber Bridge and the A63/M62 motorway network to the south and west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off and cupboard beneath.



## LOUNGE DINER

23'1" x 14'0" approx (7.04m x 4.27m approx)  
Measurements reducing to 9'0" approx.

This 'L' shaped room has a large picture window to front and windows with central door leading out to the rear. The chimney breast houses a feature marble fire surround with "living flame" gas fire.



## BREAKFAST KITCHEN

13'3" x 8'6" approx (4.04m x 2.59m approx)  
With window overlooking the rear garden. There is a selection of fitted units, sink and drainer, plumbing for automatic washing machine, cooker slot. To one corner of the kitchen lies a "walk in" shelved pantry.



## SIDE LOBBY

With internal access to garage and W.C... External access to side path.

## W.C.

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

## GARAGE

16'6" x 7'9" approx (5.03m x 2.36m approx)

With automated up and over entry door.

## FIRST FLOOR

### LANDING

A particularly spacious landing with linen cupboard to corner.

### BEDROOM 1

14'1" x 14'0" approx (4.29m x 4.27m approx)

Large picture window to front, fitted wardrobes and drawers to one wall. Double doors open to rear veranda.



## REAR ENCLOSED VERANDA

8'9" x 8'0" approx (2.67m x 2.44m approx)  
With tiled floor and double doors overlooking the garden.



## BEDROOM 2

10'5" x 8'0" approx (3.18m x 2.44m approx)  
Window to front elevation, fitted wardrobe.



## BEDROOM 3

8'10" x 7'10" approx (2.69m x 2.39m approx)  
Window to rear, fitted wardrobe.





## BOX ROOM

6'5" x 3'8" approx (1.96m x 1.12m approx)  
Window to front elevation.

## SHOWER ROOM

With "walk in" shower area, wash hand basin, tiling to the walls, heated towel rail.



## W.C.

With low level W.C.

## OUTSIDE

An approach driveway provides parking adjacent to a lawned garden. Side access is available to the house. To the rear lies a good sized garden is predominantly lawned.



## 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

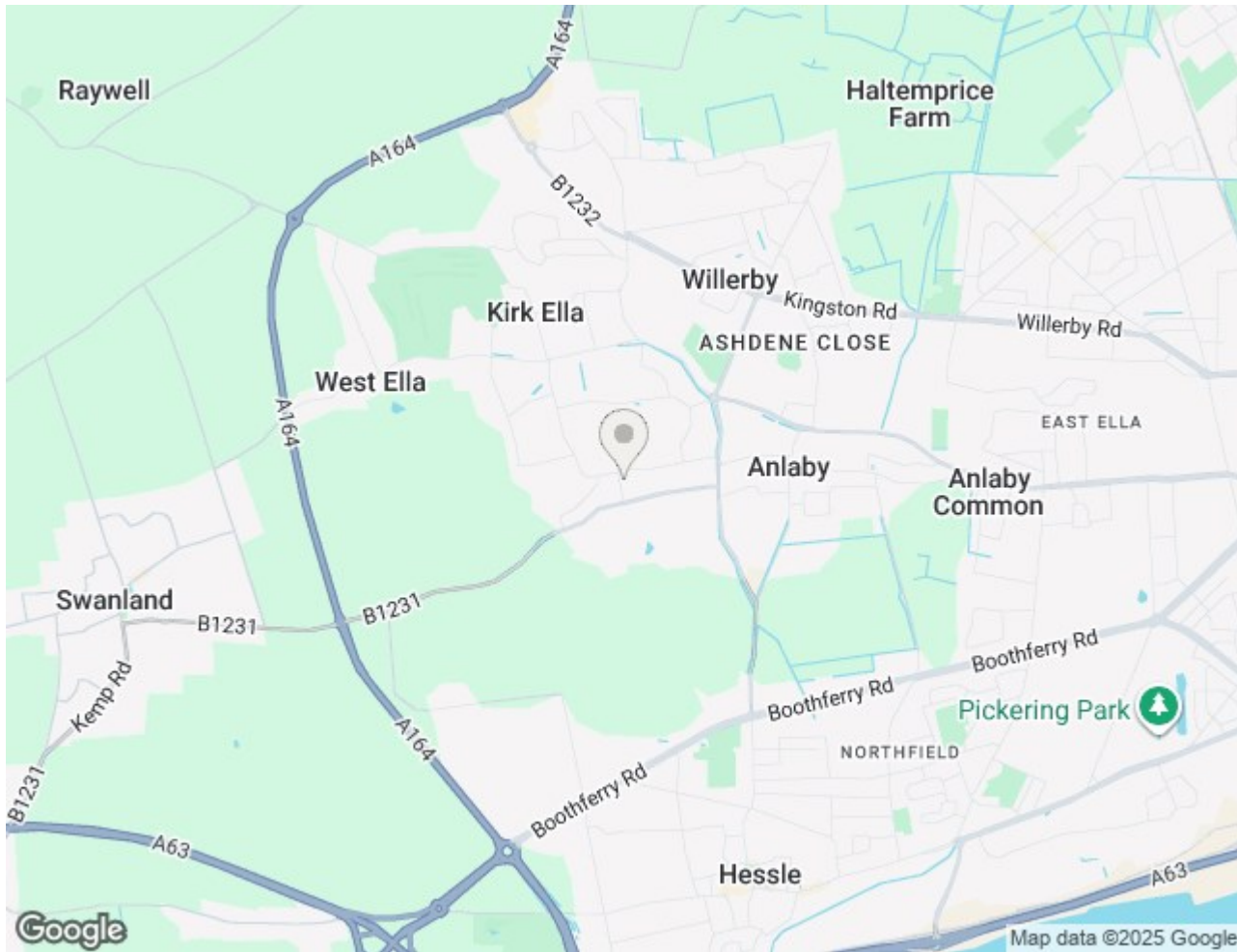
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

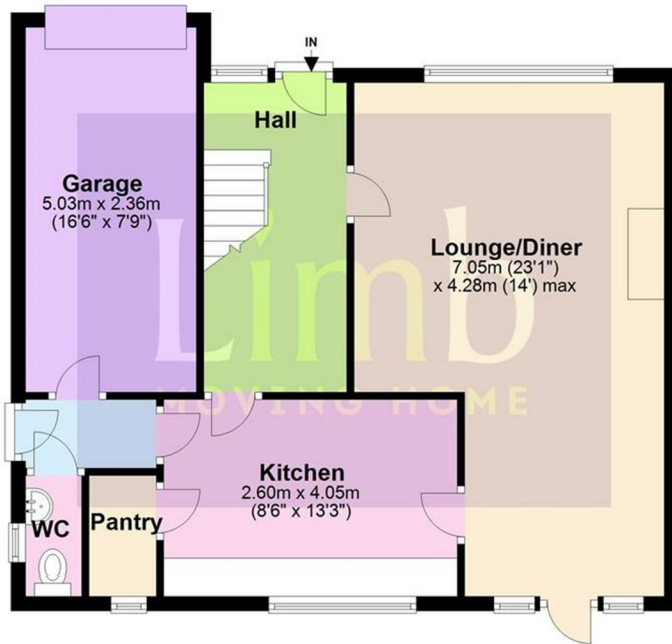
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





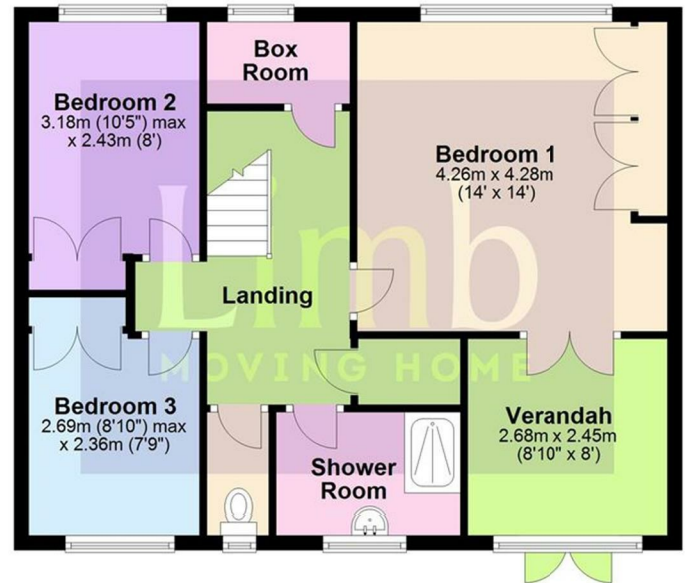
## Ground Floor

Approx. 63.8 sq. metres (687.2 sq. feet)




## First Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)  
**5 Croft View**

## Energy Efficiency Rating

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