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Limb
MOVING HOME



Plot 7, The Magnolia, Anlaf Gardens, Anlaby, East Yorkshire, HU10 7BS

- 📍 Part Exchange Considered
- 📍 Stunning New Build
- 📍 High Spec. Throughout
- 📍 Council Tax Band
- 📍 3 Beds + Study
- 📍 Fabulous Living Space
- 📍 Amenities on the Doorstep
- 📍 Freehold/EPC

Part Exchange Considered £535,000

INTRODUCTION

Welcome to Anlaf Gardens, an impressive new development of only 8 no. detached properties, ideally situated for all of the benefits Anlaby has to offer from shops, cafes, restaurants to medical provision and schooling for all ages.

So much is on the doorstep of these properties, situated close to the heart of Anlaby centre with its excellent mix of shops and amenities, plus the modern Anlaby Retail Park just a short distance away. Ideally situated for the commuter too, with easy access to the A63, the Humber Bridge and Lincolnshire, plus the towns of Hull, Beverley and York.

If reserved early enough, you can help design the layout, bespoke kitchen and bathrooms and choose finishes to create a home of your dreams. Builders allowance to personalise your home (subject to build state) - Arrange your personal viewing by contacting the agent on 01482 669982

There is a selection of 4 house styles, each different in its size and layout providing 2 or 3 bedrooms, some also with a study. There is excellent parking and/or garaging. The properties are of a very high specification with well chosen materials and a stylish finish.

PART EXCHANGE NOW AVAILABLE

House to sell?

If you have a lesser value property to sell why not take the stress out of a move and look at the convenience of a 'part exchange'. Please ask for further details.

THE MAGNOLIA

The Magnolia is the largest of the house types and occupies highly desirable corner plot situation. An extensive range of accommodation includes good room sizes and much versatility of layout. Depicted on the attached floorplan, features include a separate living room, superb grand statement kitchen through to a dining area with day room beyond. Upstairs are 3 bedrooms and a study plus en-suite to bed 1 and bathroom. The corner plot provides good parking, garage and lovely garden space.

SITE PLAN



PRICING

Plot 1 The Fuchsia £325,000 2 Bed + Study Parking SSTC
 Plot 2 The Fuchsia £325,000 2 Bed + Study Parking Available
 Plot 3 The Rose £450,000 3 Bed + Study Single Garage Sold
 Plot 4 The Magnolia £520,000 3 Bed + Study Single Garage SSTC
 Plot 5 The Rose £425,000 3 Bed + Study Single Garage Available
 Plot 6 The Rose £425,000 3 Bed + Study Single Garage Available
 Plot 7 The Magnolia £535,000 3 Bed + Study Single Garage Available
 Plot 8 £475,000 3 Bed Carport Available

STREET SCENE



INTERNAL SPECIFICATION

Downstairs WC
 Downstairs bathroom with shower (Plots 1 & 2)
 French doors to rear patio
 Composite high security entrance door in Anthracite grey
 Feature skirting and architrave
 High quality kitchen – subject to stage of construction opportunity to personalise your kitchen from our wide range of choices
 High quality door furniture
 Internal Dordogne style door
 Recessed spot lights to Kitchen – dining room/day room – bathrooms – en suite and hallways
 Choice of tiling from our standard range
 Oven hob and extractor hood
 Dishwasher (Plots 3-8)
 Shower over the bath with screen
 Gas fired central heating to radiators
 UPVC Framed double glazed

EXTERNAL SPECIFICATION

Anthracite garage door (plots 3-8)
 Outdoor tap
 Outdoor electrical socket
 Power and light to garages (where applicable)
 Feature external lighting

SERVICES

All mains services are connected.

POSTAL ADDRESS

5 Woods Park, Anlaby, East Yorkshire, HU10 7NW

TENURE

Freehold

CONDITIONS OF SALE

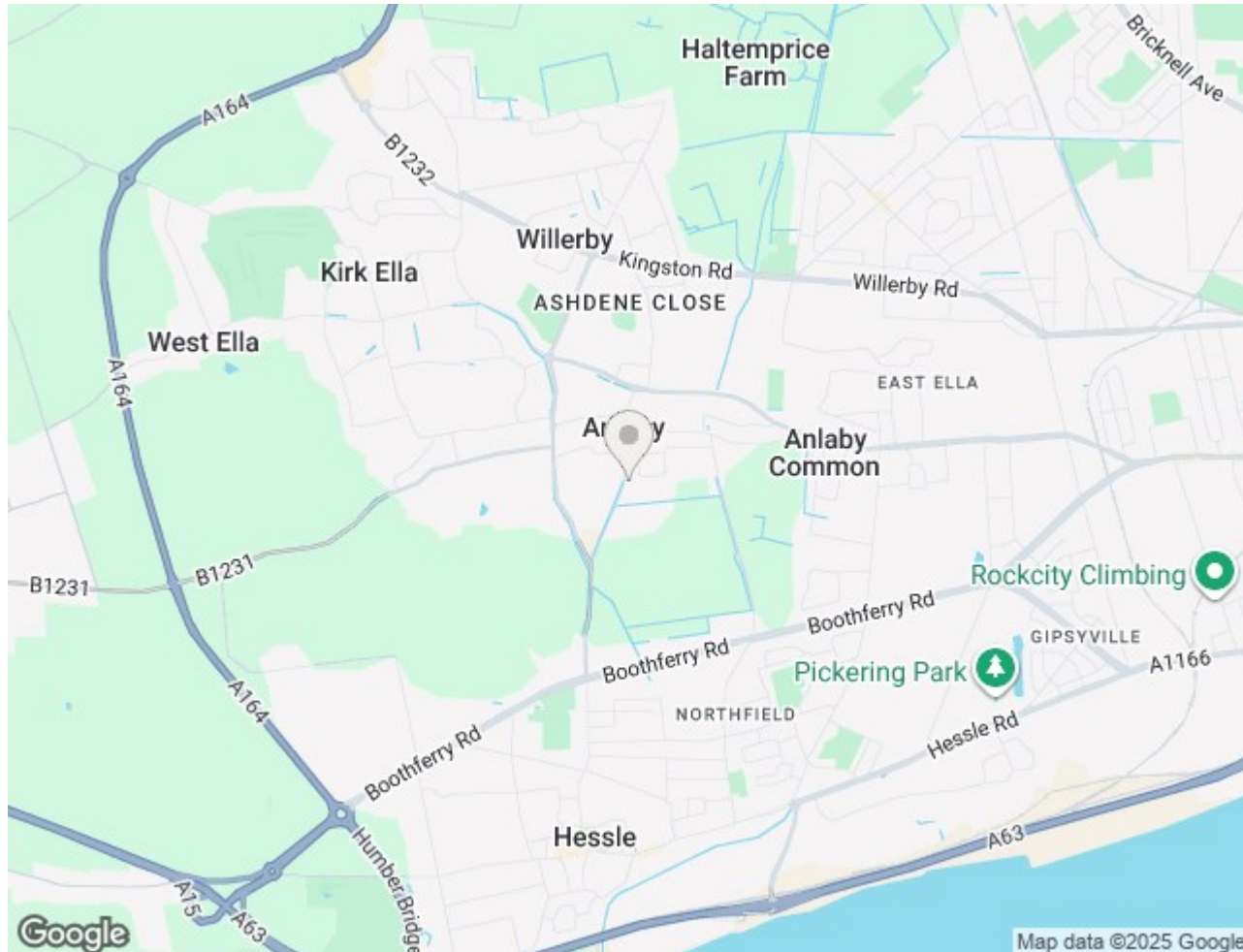
Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

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.

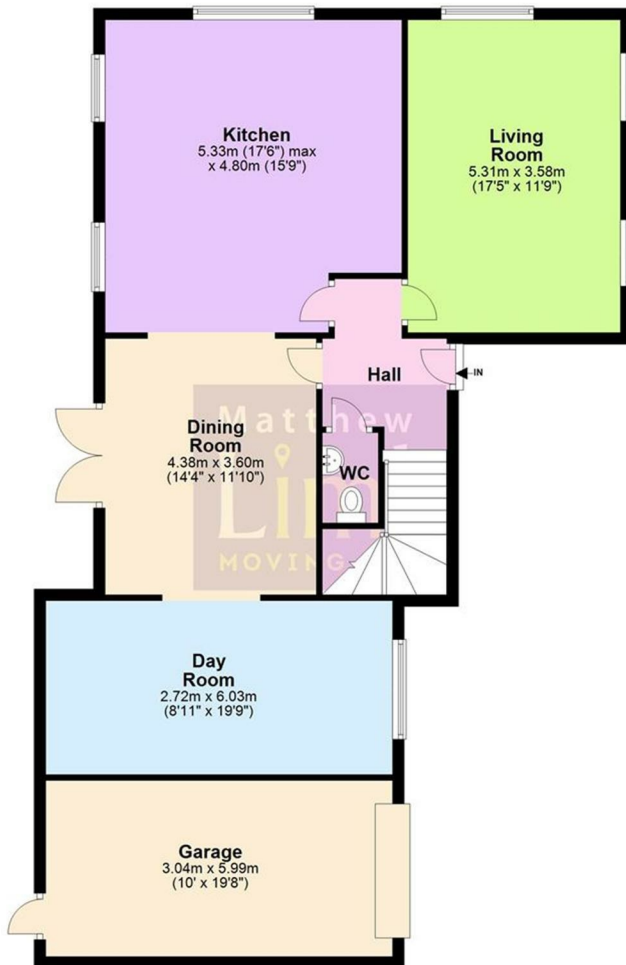
VALUATION SERVICE

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.



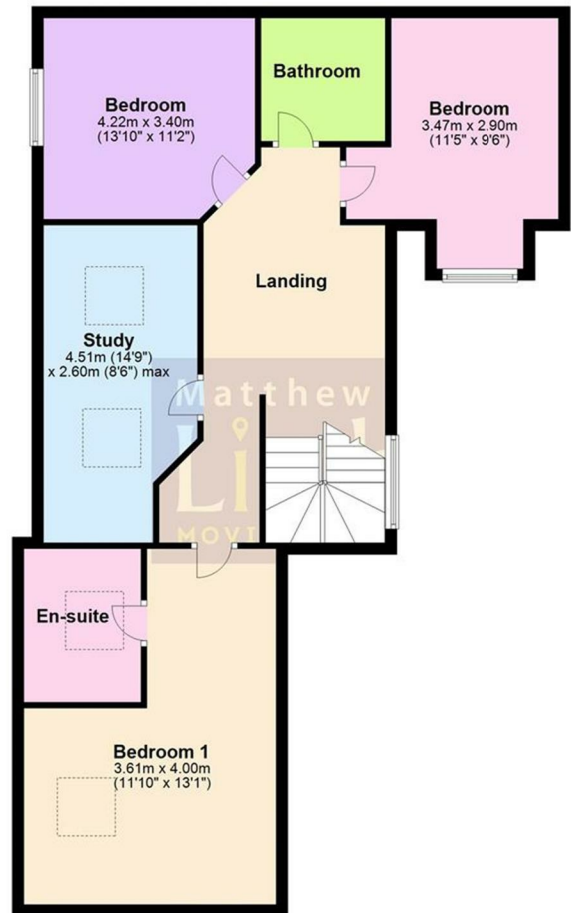
Ground Floor

Approx. 112.0 sq. metres (1205.5 sq. feet)



First Floor

Approx. 92.8 sq. metres (999.1 sq. feet)



Total area: approx. 204.8 sq. metres (2204.6 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	