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**Limb**  
MOVING HOME



*38 Hudson Avenue, Anlaby, East Yorkshire, HU10 7FW*

- 📍 Modern Det. House
- 📍 Many Upgrades
- 📍 Stylish Kitchen
- 📍 Council Tax Band = E

- 📍 4 beds/3 baths
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

**£399,950**

## INTRODUCTION

Modern Family Living in a Quiet Cul-de-Sac: Built in 2023 by renowned Bellway Homes and situated in a peaceful cul-de-sac, this impressive four-bedroom detached house offers contemporary living at its finest. Boasting a sought-after south-facing rear garden and a wealth of upgrades, including stylish kitchen units with Silestone worktops and integrated appliances, enhanced electrical fittings, and exterior lighting, this property is ready to move straight into. The thoughtfully designed accommodation features an entrance hallway, cloaks/WC, a comfortable lounge, and a stunning open-plan kitchen with garden access and a separate utility room. Upstairs, you'll find four well-proportioned bedrooms, two of which benefit from en-suite shower rooms and fitted wardrobes (bedroom one), plus a modern family bathroom. Enjoy the comfort of gas central heating and uPVC double glazing throughout.

Externally, the property offers a lawned front garden, a driveway for two cars leading to an integral garage, and a somewhat private, sunny south-facing rear garden with a patio area.

## LOCATION

The property is located in a quiet cul-de-sac along Hudson Avenue which runs off Cape Drive which forms part of the popular modern development built in recent times by Messrs Bellway Homes which is situated off Beverley Road, Anlaby. The location could not be more convenient with the area having an array of shops and Anlaby retail park both within easy striking distance. Haltemprice Sports Centre lies nearby and a variety of supermarkets, bars and restaurants, plus well reputed schooling for all ages are available. Anlaby lies approximately 6 miles to the west of Hull city centre and convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor.





## CLOAKS/W.C.

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



## LOUNGE

Window to the front elevation.



## DINING KITCHEN

A true highlight of the property is this stylish and upgraded dining kitchen, thoughtfully designed for contemporary living. Located at the rear and offering direct access to the sunny south-facing garden, it features stunning Silestone worktops and a range of integrated appliances, including a Smeg oven, a four-ring gas hob with an extractor, a fridge/freezer, and a dishwasher, along with a modern undermount sink. A breakfast bar offers a casual dining option, while the generous floor space easily accommodates both dining and relaxed living furniture, creating a versatile and sociable area.



## KITCHEN AREA



*LIVING / DINING AREA*



*UTILITY ROOM*

With fitted units and plumbing for a washing machine.

*FIRST FLOOR*

*LANDING*

With cylinder cupboard situated off.

## BEDROOM 1

Having an extensive range of fitted furniture including wardrobes, drawers and bedside tables. Window to front.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 2

Window to rear.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 3

Window to front.



## BEDROOM 4

Window to rear.



## BATHROOM

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



## OUTSIDE

The property occupies a lovely cul-de-sac position with a lawned garden extending to the front and a driveway for two cars plus a single integral garage. The rear garden offers much privacy and enjoys a sunny southerly aspect with lawn and patio.



## REAR VIEW



## 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.

## AGENTS NOTE

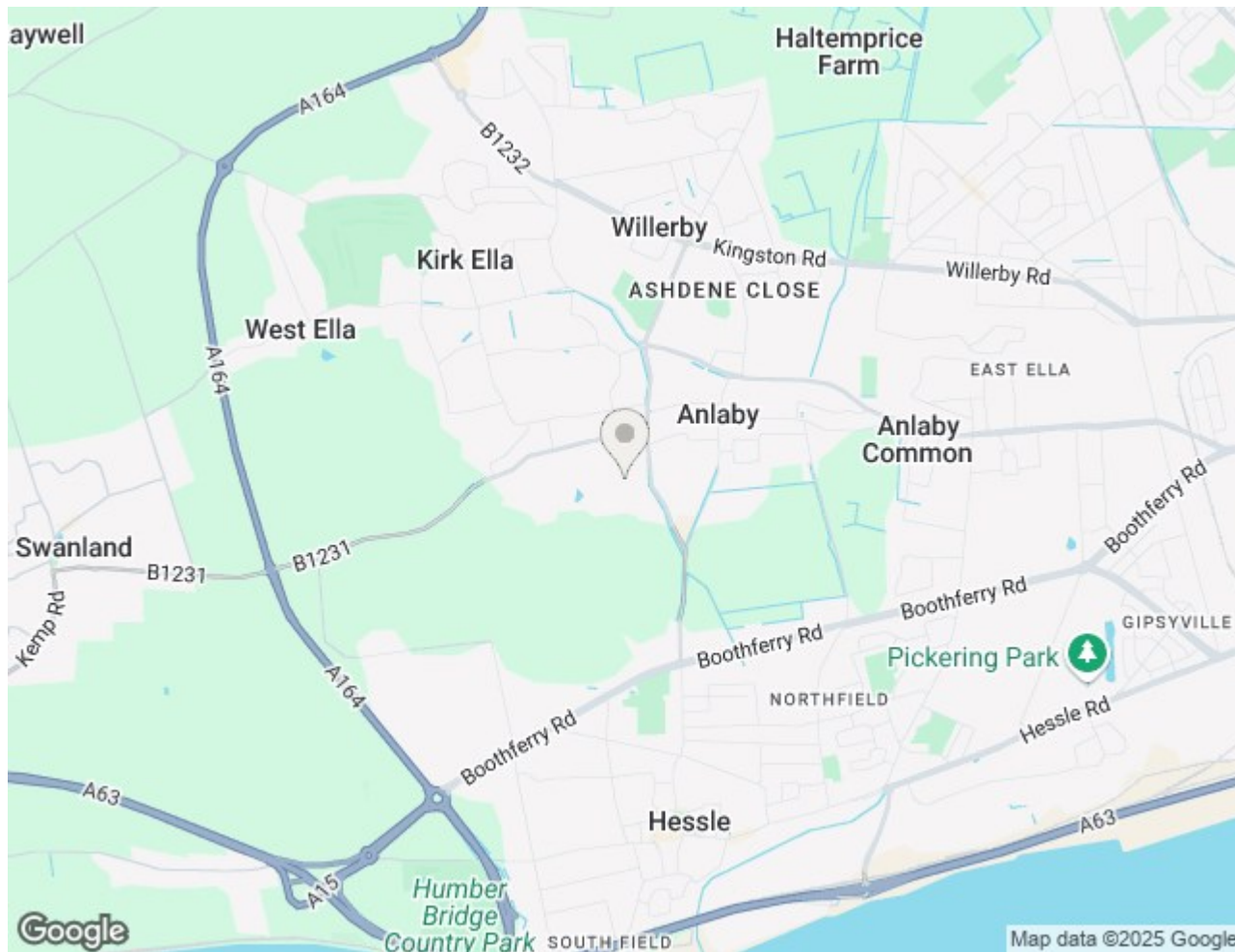
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

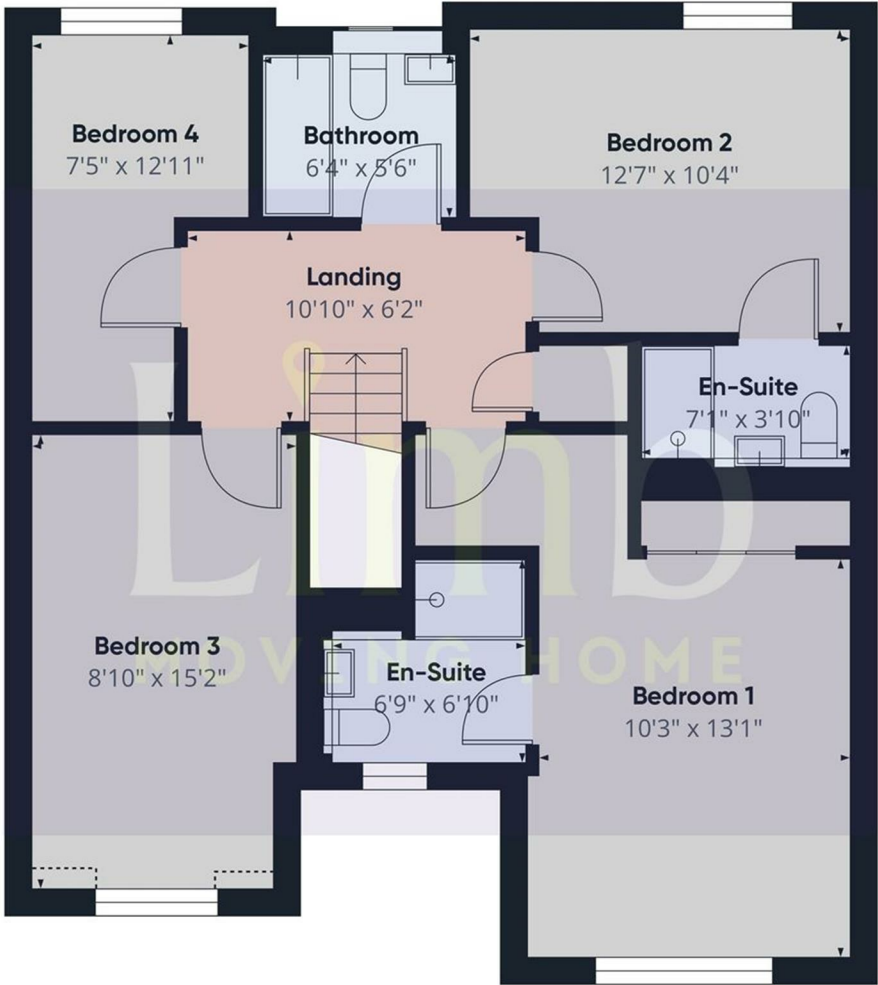
## VALUATION SERVICE

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.









Floor 1



Approximate total area<sup>®</sup>  
693 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## 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	