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Limb
MOVING HOME



63 Woodland Drive, Anlaby, East Yorkshire, HU10 7HN

- 📍 Detached Bungalow
- 📍 Large Plot
- 📍 South Facing Garden
- 📍 Council Tax Band = C

- 📍 Modern Kitchen
- 📍 Stunning Rear Conservatory
- 📍 No Onward Chain
- 📍 Freehold / EPC = D

£325,000

INTRODUCTION

This delightful property boasts a spacious entrance hallway, two bedrooms, one with a walk in wardrobe, lounge, modern kitchen, bathroom and a stunning conservatory with views across the south facing rear garden.

Situated on a generous plot, this bungalow features a large south-facing garden, ideal for enjoying the sunshine and hosting outdoor gatherings. The resin driveway to the front provides a great deal of convenience with parking for multiple vehicles.



LOCATION

The property is situated on the southern side of Woodland Drive, Anlaby on the border between Kirk Ella and Anlaby. Kirk Ella and Anlaby are popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including St Andrew's Primary School and Wolfreton School.

Haltemprice Sports Centre is just a short walk away and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with airing cupboard and loft access hatch.



LOUNGE

17'8" x 13'10" approx (5.38m x 4.22m approx)

Narrowing to 10'10" approx. With bay window to front and French doors opening out to the rear garden.



KITCHEN

10'6" x 9'10" approx (3.20m x 3.00m approx)

With modern base and wall units, contrasting worksurfaces, sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, integrated fridge and washing machine. Window and external access door to rear.



BEDROOM 1

12'6" x 10'11" approx (3.81m x 3.33m approx)
With walk in wardrobe and bay window to front.



BEDROOM 2

12'9" x 9'5" approx (3.89m x 2.87m approx)
With window to side and French doors opening through to the conservatory.



CONSERVATORY

16'6" x 9'10" approx (5.03m x 3.00m approx)
With doors leading out to the rear garden.



BATHROOM

With four piece suite comprising a bath, shower enclosure, vanity unit with wash hand basin, low flush W.C. inset spot lights, heated towel rail, tiled walls and windows to rear.



OUTSIDE

Situated on a generous plot, this bungalow features a large south-facing garden, ideal for enjoying the sunshine and hosting outdoor gatherings. There is a central circular lawn with gravelled surround. A deck with pergola, summerhouse and fencing to the boundary. The resin driveway to the front provides a great deal of convenience with parking for multiple vehicles.



REAR VIEW



ARCHITECT PLANS

Full chartered architect drawings are available to view at a viewing appointment. The plans extend the accommodation to three bedrooms (2 with en suites) and a family bathroom, a utility room and a large kitchen day room with bi folds opening onto the south facing decking area.

The plans are ready for submission to the local planning authority and subject to planning approval.

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

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

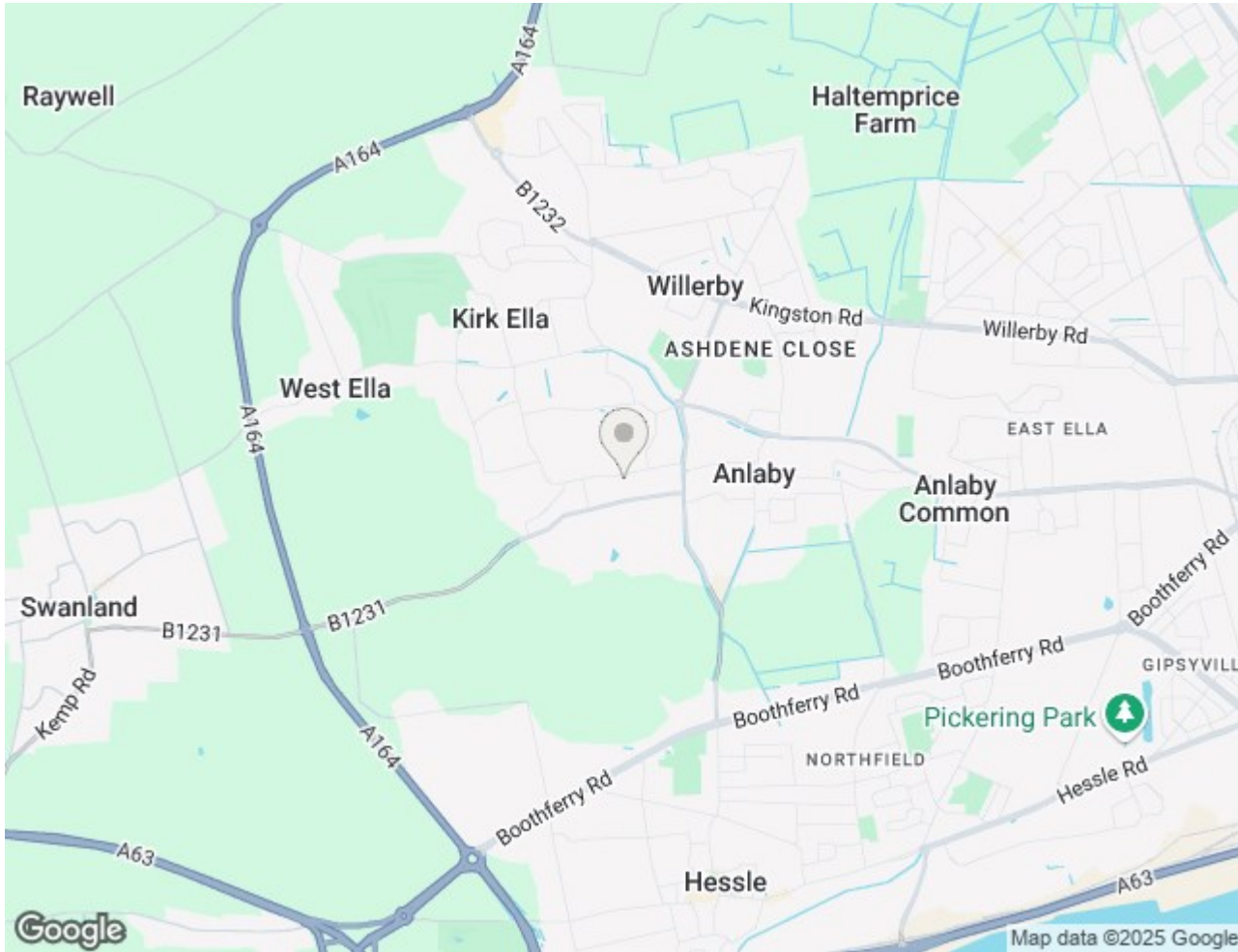
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 93.6 SQ. METRES (1007.6 SQ. FEET)



TOTAL AREA: APPROX. 93.6 SQ. METRES (1007.6 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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	