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Limb
MOVING HOME



20 Cape Drive, Anlaby, East Yorkshire, HU10 7FP

 Detached House

 Views Across The Park

 Four Beds/Two Baths

 Council Tax Band = TBC

 Stunning Open Plan Kitchen

 Lounge & Study

 Driveway, Garage & Garden

 Freehold / EPC = B

£325,000

INTRODUCTION

Occupying a lovely position within the development with views across the green space and park. This detached house, built in recent times by Bellway Homes, offers immaculately presented accommodation complemented by a driveway, garage and walled rear garden. The accommodation is depicted on the attached floorplan and briefly comprises a spacious and welcoming entrance hall, cloaks/W.C., study, lounge with French doors leading out to the garden plus a stunning open plan kitchen with appliances and views across the park. Upon the first floor are four good sized bedrooms, one having fitted wardrobes and there is an en-suite shower room to bedroom one plus a family bathroom.

The property is situated upon a corner plot with driveway and garage. The walled rear garden is mainly lawned with a patio area.

LOCATION

Cape Drive 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 HALLWAY

With staircase leading to the first floor and cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled surround, window to side.



STUDY / SITTING ROOM

8'10" x 7'8" approx (2.69m x 2.34m approx)
 Window to front.



LOUNGE

16'5" x 10'8" approx (5.00m x 3.25m approx)
With French doors opening out to the rear garden.



OPEN PLAN KITCHEN

22'11" x 10'3" approx (6.99m x 3.12m approx)

With windows offering views across the park.

The kitchen has a range of contemporary base and wall units with complementing worksurfaces, one and a half bowl sink and drainer, double oven, four ring gas hob with filter hood above, integrated fridge/freezer, dishwasher and washer/dryer.



KITCHEN AREA



LIVING/DINING AREA

With windows to front and side elevations.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

13'0" x 11'0" approx (3.96m x 3.35m approx)
Measurements to extremes. Window to front.



EN-SUITE SHOWER ROOM

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



BEDROOM 2

11'6" x 9'7" approx (3.51m x 2.92m approx)

With window overlooking the garden.



BEDROOM 3

11'0" x 10'7" approx (3.35m x 3.23m approx)

Maximum measurements. With window to front and window to side overlooking the park.



BEDROOM 4

11'7" x 6'11" approx (3.53m x 2.11m approx)

With built in wardrobes, storage cupboard and window overlooking the park.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, tiled floor, inset spot lights.



OUTSIDE

The property is situated upon a corner plot with driveway and garage. The walled rear garden is mainly lawned with a patio area.



DRIVEWAY & GARAGE



TENURE

Freehold

COUNCIL TAX BAND

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

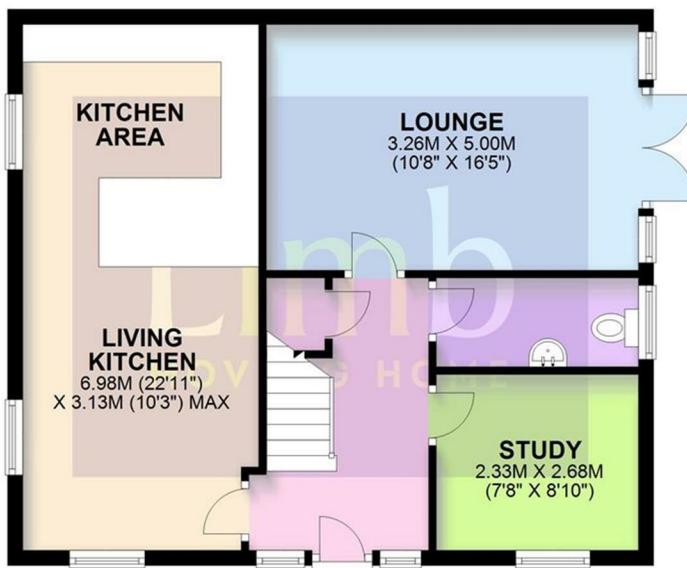
VALUATION SERVICE

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. 57.2 SQ. METRES (615.8 SQ. FEET)


FIRST FLOOR

APPROX. 57.7 SQ. METRES (621.3 SQ. FEET)



TOTAL AREA: APPROX. 114.9 SQ. METRES (1237.2 SQ. FEET)
20 CAPE DRIVE, ANLABY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	