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Limb
MOVING HOME



36 First Lane, Anlaby, East Yorkshire, HU10 6UT

- 📍 End Terraced Home
- 📍 Spacious Accommodation
- 📍 3 Bedrooms + Loft
- 📍 Council Tax Band = A
- 📍 Modern Dining Kitchen
- 📍 Westerly Rear Garden
- 📍 Dropped Kerb Planning Approved
- 📍 Freehold / EPC = D

£199,000

INTRODUCTION

This spacious end-of-terrace home offers generous living accommodation across two floors, complemented by private gardens to the front and rear. A major benefit for the next owner is the existing planning approval for a dropped kerb, which provides the clear potential to create highly sought-after off-street parking.

The ground floor layout is functional and flowing. An entrance hall provides access to the practical cloaks/W.C. and leads into the modern dining kitchen and the separate lounge. The lounge connects seamlessly to the rear through the conservatory, ensuring ample natural light and direct garden access.

The first floor features three good-sized bedrooms, a main bathroom, and a recently fitted separate W.C. Further utility is found via a fixed ladder staircase that provides access to the loft space.

Externally, the front garden is mainly lawned and benefits from high hedging, offering a good degree of privacy. The rear garden enjoys a favourable westerly aspect and is primarily lawned, with an attractive patio area directly adjoining the property, ideal for outdoor dining. An outside store and garden shed provide practical storage solutions.

LOCATION

The property is situated along First Lane Anlaby, close to its junction with Loyd Street. The bustling village of Anlaby and the nearby villages of Hessle, Kirk Ella, Willerby offer an excellent variety of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. Anlaby is conveniently placed for access into Hull city centre, the Humber Bridge, the nearby town of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

Retail, Shopping & Leisure:

Situated off Springfield Way is a Morrisons Supermarket plus Anlaby Retail Park which is home to a Marks and Spencer Food Hall, Pets at Home, Costa Coffee, Next, Argos and Asda Living. In the centre of the village there is a Sainsbury's Local, well-reputed butcher, greengrocer, pharmacy and many other shops.

Haltemprice Leisure Centre can be found on Springfield Way offering a range of activities and amenities.

Transport

Hull - 5 miles approx.

Cottingham – 4.7 miles approx.

Beverley – 8 miles approx.

Doncaster - 34 miles

York - 37 miles approx.

Leeds - 58 miles approx.

Train Stations

Hull – 5 miles approx.

Cottingham – 5 miles approx

Brough – 9 miles approx.

There is a regular bus service from the centre of Anlaby.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor and cupboard under.



CLOAKS/W.C.

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

DINING KITCHEN

Recently fitted with a range of shaker style base and wall units, complementing worktops incorporating a sink and drainer with mixer tap, NEFF slide and hide oven, NEFF induction hob, dishwasher plus there is plumbing for a washing machine and space for undercounter fridge. Ample space for a dining table and chairs. Windows to front and rear, external access door to side.



LOUNGE

With open fire and French doors leading to the conservatory.



CONSERVATORY

With French doors leading out to the rear garden.



FIRST FLOOR

LANDING

With doot to fixed ladder staircase leading up to the loft.

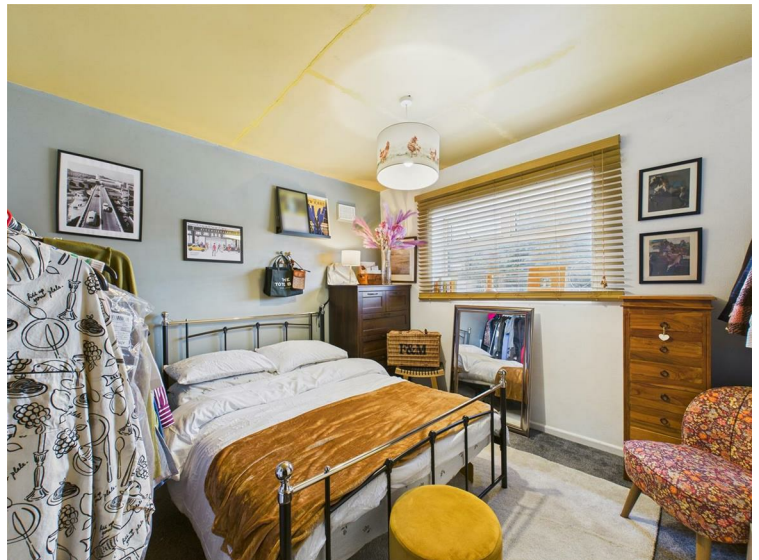
BEDROOM 1

With storage cupboard and window to rear.



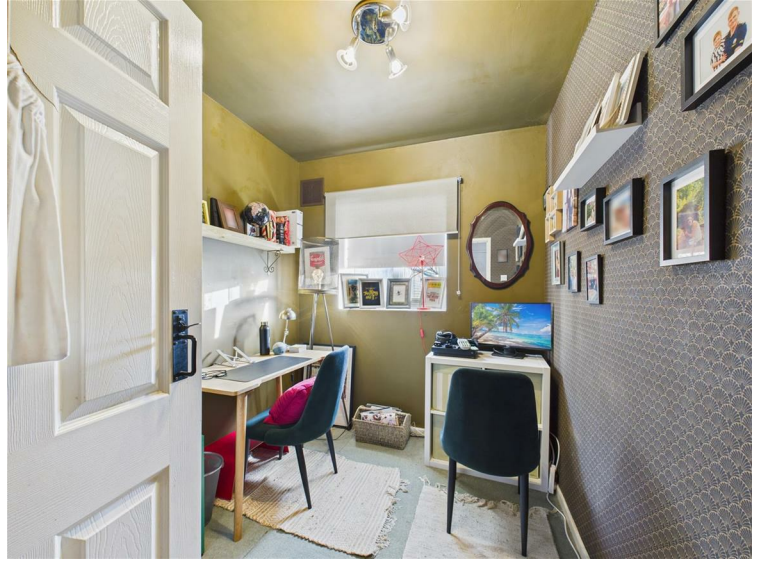
BEDROOM 2

With window to rear.



BEDROOM 3

With storage cupboard and window to side.



BATHROOM

With suite comprising a corner bath with shower attachment and wash hand basin. Window to front.



W.C.

Recently fitted with low flush W.C., part tiling to walls and window to side.

LOFT SPACE

Split into two defined spaces with Velux window to rear and window to side.



OUTSIDE

The front garden is mainly lawned and benefits from high hedging, offering a good degree of privacy. The rear garden enjoys a favourable westerly aspect and is primarily lawned, with an attractive patio area directly adjoining the property, ideal for outdoor dining. An outside store and garden shed provide practical storage solutions.



FRONT GARDEN



REAR VIEW



PLANNING APPROVED - PARKING

There is existing planning approval for a dropped kerb, which provides the clear potential to create highly sought-after off-street parking.

HEATING

The property benefits from gas central heating to radiators.

GLAZING

Double glazing is installed.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

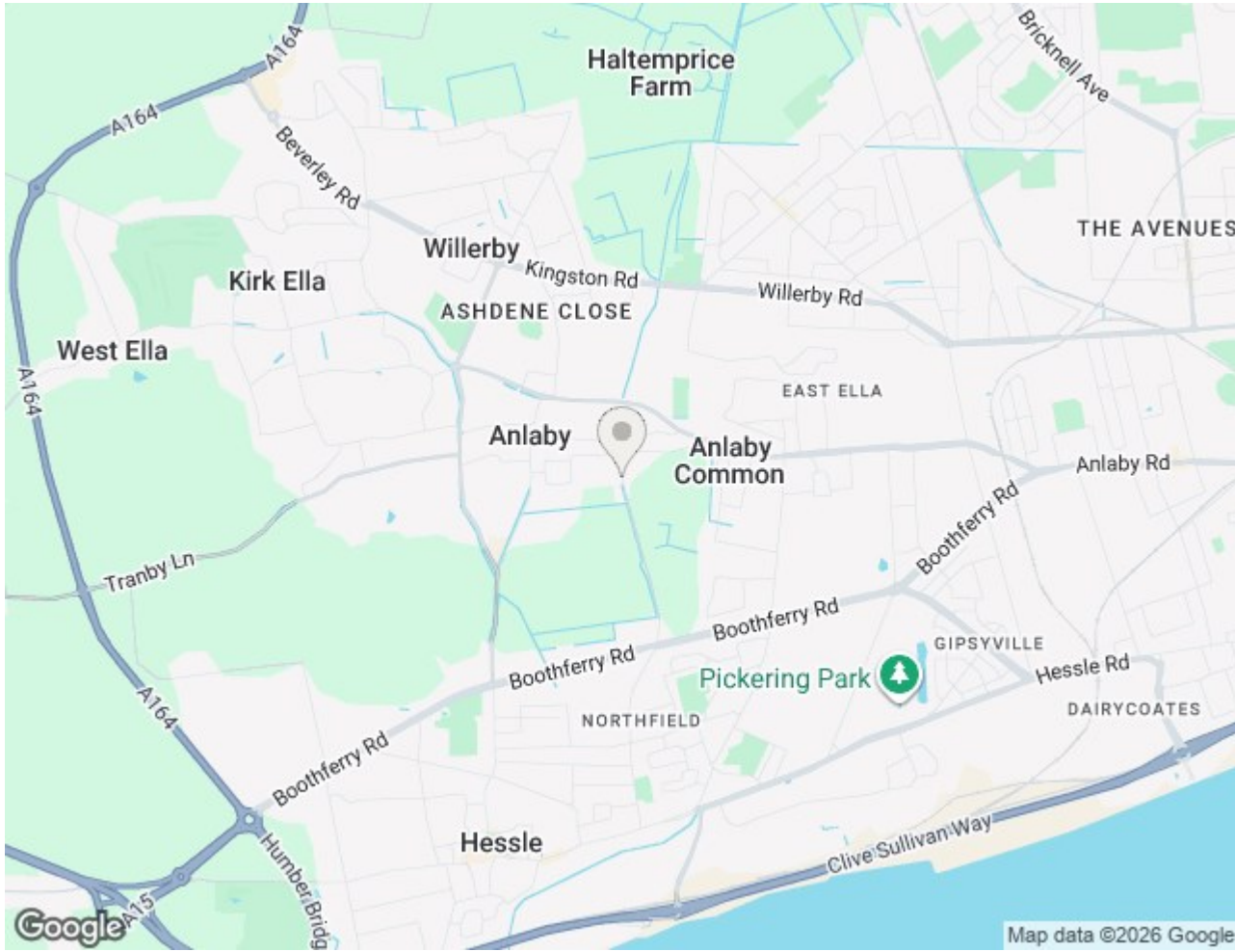
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

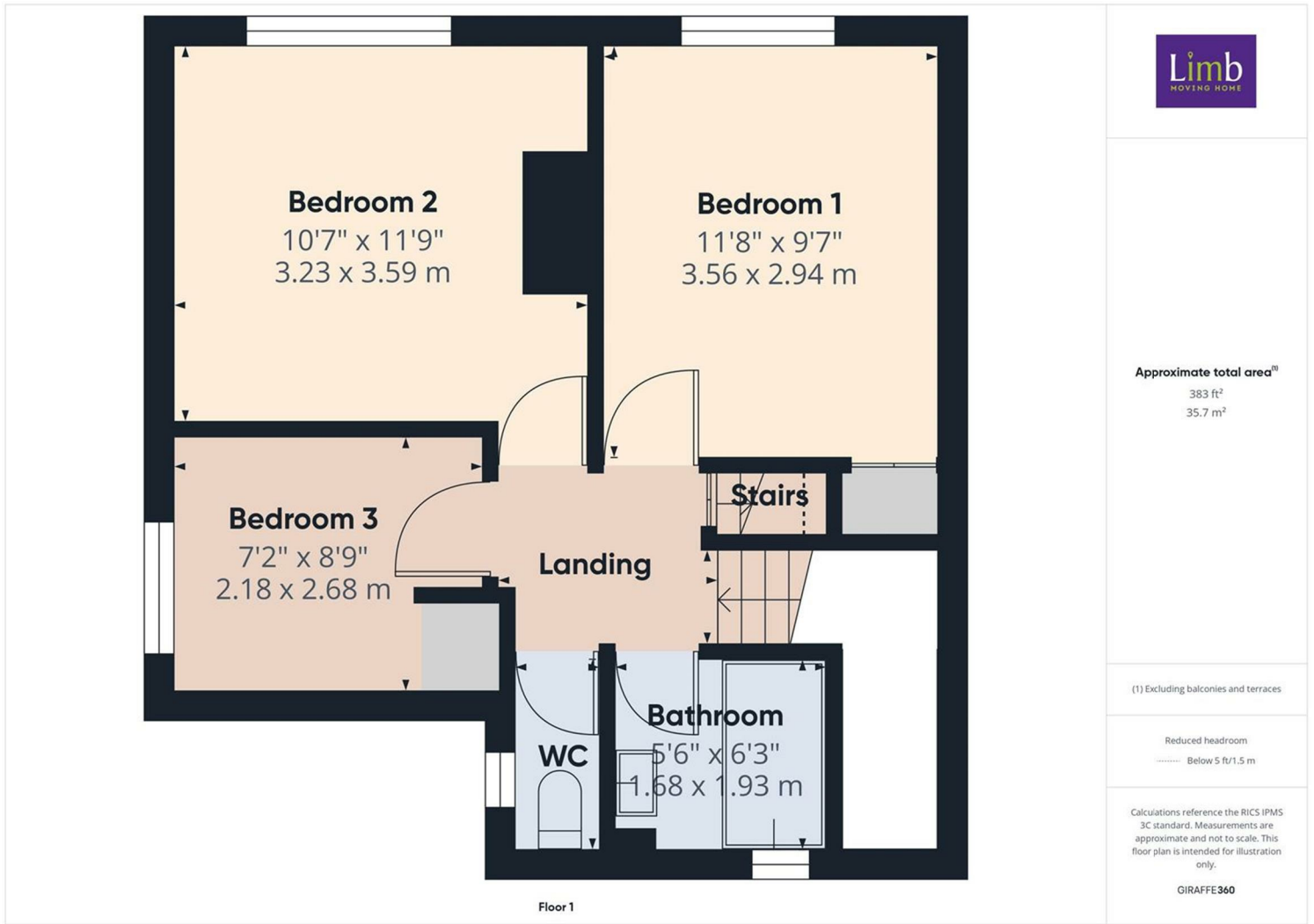
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

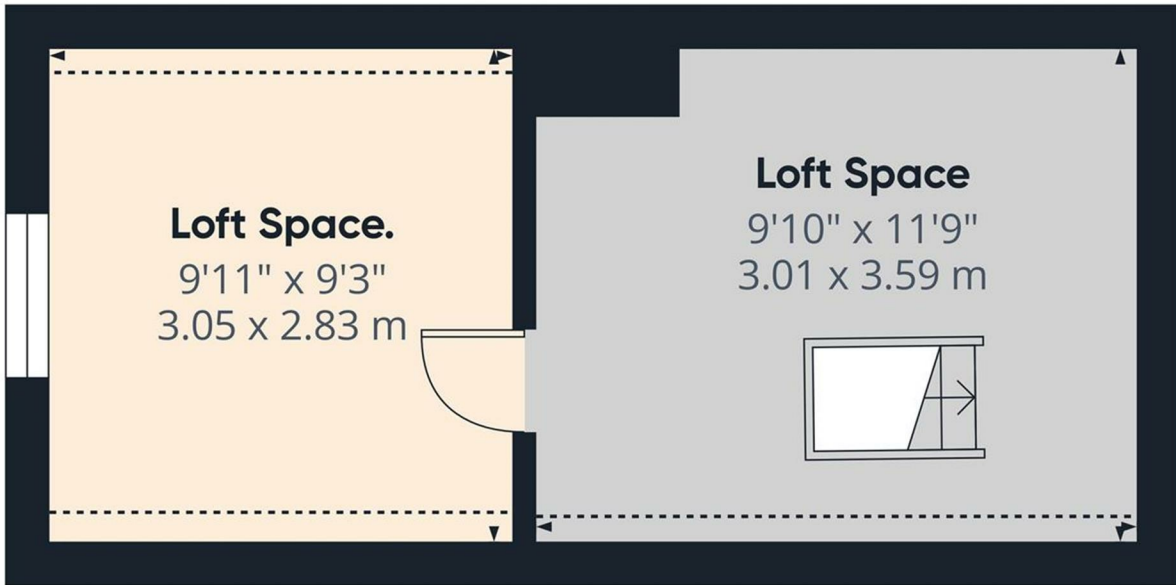
PROPERTY TO SELL?

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 2

Approximate total area⁽¹⁾

201 ft²
18.6 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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