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Matthew  
**Limb**  
MOVING HOME



*80 Springfield Way, Anlaby, East Yorkshire, HU10 6QL*

- 📍 Detached Bungalow
- 📍 Such a Convenient Location
- 📍 Extended Accom.
- 📍 Modernisation Required
- 📍 Large Living Room
- 📍 Two Bedrooms
- 📍 Driveway & Garage
- 📍 EPC=

**£275,000**

## *INTRODUCTION*

This detached bungalow is attractively set back from Springfield Way and ideally placed for Anlaby and the surrounding area's excellent range of shops and amenities. The accommodation has been extended to the rear and is of spacious proportions which, subject to some modernisation, would create a lovely home. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hallway, large living room being over 27ft long, kitchen, two bedrooms and shower room. A gas fired central heating system is installed and there is uPVC double glazing. A garden extends to the front and a resin driveway provides good parking and access to the garage which also has a workshop area to the rear. The back garden is mainly lawned complemented by a paved patio area. There is also a garden shed.

## *LOCATION*

The property is set back from Springfield Way which is situated to the north of Anlaby village centre. This vibrant area affords a number of shops and amenities, many of which are to be found in the village centre. A nearby retail park is home to many known brands such as Next and M & S Food together with a variety of supermarkets. Springfield Way is also on a main bus route and the Haltermprice Leisure & Community Centre is located nearby. Easy access can be gained into Hull city centre to the east or in a westerly direction through the villages towards the motorway network.

## *ACCOMMODATION*

Residential entrance door to:

## *ENTRANCE HALLWAY*

### LIVING ROOM

27'5" x 12' approx (8.36m x 3.66m approx)

With bow window to front elevation and two further windows to the side. The focal point of the room is a feature "marble" fire surround housing a "living flame" gas fire.



### KITCHEN

14'5" x 11'9" approx (4.39m x 3.58m approx)

Having a range of oak fronted base and wall mounted units with roll top work surfaces, tiled surround, sink and drainer, integrated fridge freezer, cooker slot with extractor hood above. Tiling to the walls. Window and door to rear elevation. There is a concealed floor mounted gas fired central heating boiler which, in the agents opinion, is due for replacement.



### *BEDROOM 1*

14'10" x 8'6" approx (4.52m x 2.59m approx)  
Measurements up to a range of fitted wardrobes which run to one wall having a matching dressing table return. Cylinder cupboard situated off. Window to rear elevation.



### *BEDROOM 2*

14' x 9'10" approx (4.27m x 3.00m approx)  
With bow window to front elevation. Fitted cupboards.



### *SHOWER ROOM*

With suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Tiling to the walls.



## *OUTSIDE*

A lawned garden extends to the front and a resin driveway provides parking and access to the single garage which has a workshop area to the rear. The rear garden incorporates a paved patio area with lawn beyond. There is also a garden shed.



## *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.

*STAMP DUTY LAND TAX*

Purchase Price of Property

- £0 - £125,000 0%
- £125,001 - £250,000 2%
- £250,001 - £925,000 5%
- £925,001 - £1,500,000 10%
- £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

*VIEWING APPOINTMENT*

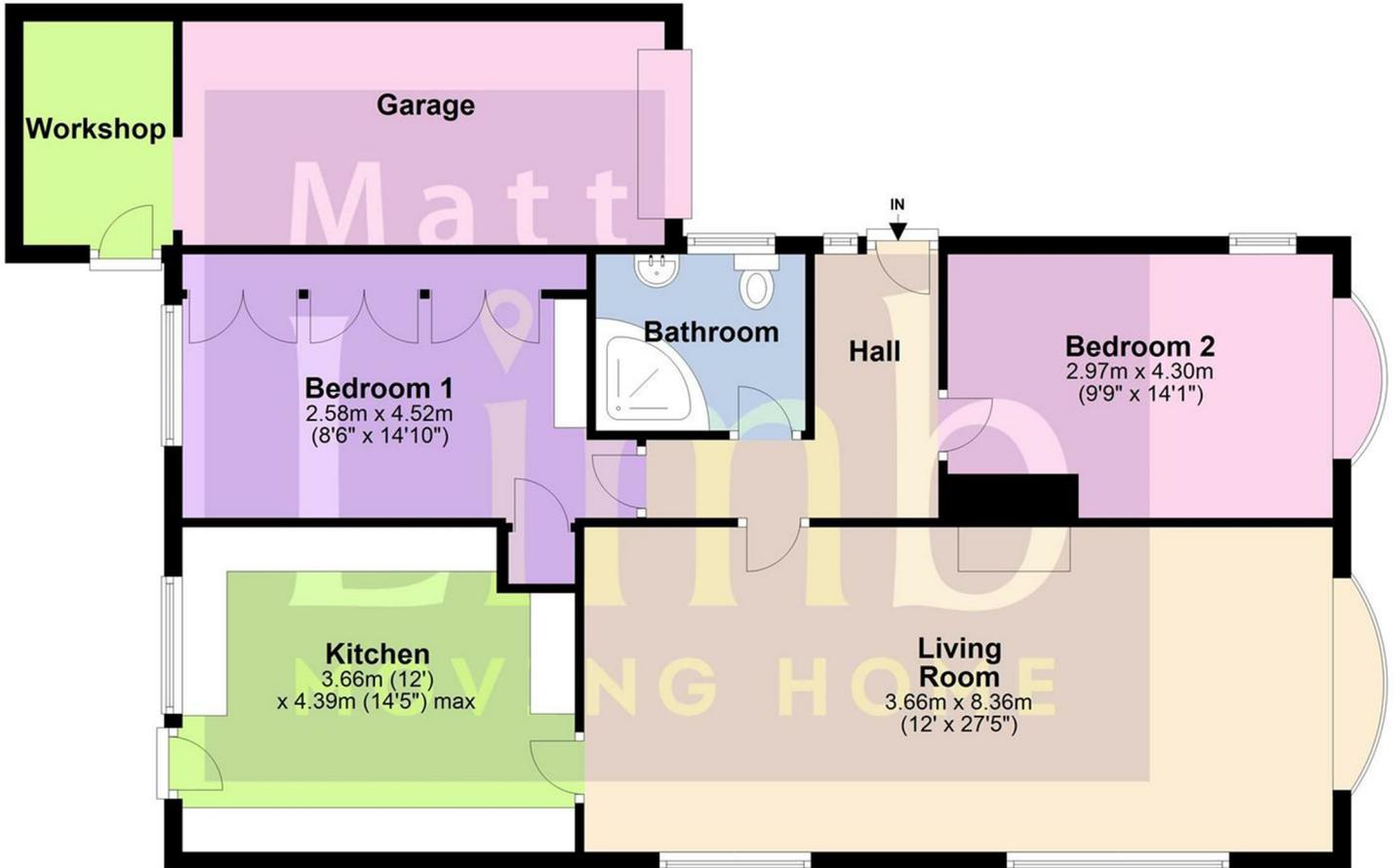
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor

Approx. 105.6 sq. metres (1137.0 sq. feet)



Total area: approx. 105.6 sq. metres (1137.0 sq. feet)

