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Matthew  
**Limb**  
MOVING HOME



*108 Springfield Way, Anlaby, East Yorkshire, HU10 6QJ*

- 📍 Semi-Detached Bungalow
- 📍 Fantastic Potential
- 📍 Renovation Opportunity
- 📍 No Onward Chain!
- 📍 Two Bedrooms
- 📍 Lounge + Sitting Room
- 📍 Gardens, Drive & Garage
- 📍 EPC=C

**£215,000**

## INTRODUCTION

Offered for sale with no onward chain is the semi-detached dormer style bungalow with much potential. The property occupies a good sized plot with gardens extending to the front and rear and a side drive leads to the detached garage. The accommodation would benefit from modernisation and briefly comprises an entrance porch opening to the central entrance hallway, lounge with bay, kitchen plus utility room, bathroom with separate W.C., bedroom with fitted wardrobes and sitting room with stairs to the first floor where there is a bedroom plus storage room. The property has the benefit of central heating and uPVC double glazing.

## 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:

### PORCH

With door to:

### ENTRANCE HALLWAY

With coat cupboard off.



## LOUNGE

14'10" x 13'4" approx (4.52m x 4.06m approx)  
With bay window to front elevation.



## KITCHEN

11'7" x 8'11" approx (3.53m x 2.72m approx)  
Having a range of fitted base and wall units with laminate worksurfaces, sink and drainer unit, cooker point, window to side elevation and door through to the utility room.



## UTILITY

9'4" x 6'8" approx (2.84m x 2.03m approx)  
Windows and door to rear elevation.

### *SITTING ROOM*

12'11" x 10'11" approx (3.94m x 3.33m approx)  
Window to rear elevation.



### *BEDROOM 1*

12'11" x 13'0" approx (3.94m x 3.96m approx)  
Fitted wardrobes and window to front elevation.



### *BATHROOM*

With suite comprising a bath with shower over, wash hand basin, tiling to walls, airing cupboard, window to rear.



*W.C.*

With low flush W.C.

*FIRST FLOOR*

*BEDROOM 2*

17'4" x 15'8" (maximum measurements) approx (5.28m x 4.78m  
(maximum measurements) approx)  
Windows to front and rear elevations.



*STORAGE*

10'9" x 3'9" approx (3.28m x 1.14m approx)  
Window to rear elevation.

*OUTSIDE*

To the front of the property is a lawned garden and a side drive leads onwards to the detached garage. There rear garden is mainly lawned with fenced boundary. There is also a greenhouse and garden shed.



## REAR VIEW OF PROPERTY



## 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.

*VIEWING APPOINTMENT*

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

SELLERS NAME(S) .....



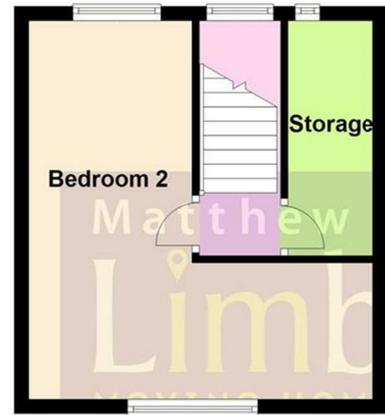
**Ground Floor**

Approx. 78.5 sq. metres (844.6 sq. feet)



**First Floor**

Approx. 25.3 sq. metres (272.1 sq. feet)



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

