



8 Rollitt Close, Anlaby, East Yorkshire, HU10 7EW

- 📍 Superb Plot
- 📍 Stunning Detached House
- 📍 Four Beds/Two Baths
- 📍 Three Receptions
- 📍 Dining Kitchen
- 📍 Good Sized Garden
- 📍 Parking & Double Garage
- 📍 EPC = B

£425,000

INTRODUCTION

This superb detached house stands on undoubtedly one of the best plots on this modern development with its excellent parking, detached double garage, and a good sized westerly facing rear garden. The immaculately presented accommodation briefly comprises a central entrance hallway, cloaks/WC, lounge, dining room, study and a breakfast kitchen which leads out to the rear garden. There is also a separate utility room. At first floor are four good bedrooms with a luxurious main suite having a range of fitted wardrobes and a four piece en-suite bath/shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. In all, a fabulous home of which early viewing is recommended.

LOCATION

Rollitt Close forms part a very popular recent development situated off Lowfield Road. Anlaby and the nearby villages of Kirk Ella and Willerby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. This property is situated within the catchment area for Anlaby primary school and Wolfreton secondary school. 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 HALL

A stunning central entrance hall with an attractive staircase leading up to the first floor off. Cupboard beneath.

WC

With low level WC and wash hand basin.

LOUNGE

16'6 x 12'7 approx (5.03m x 3.84m approx)
With two windows to the front elevation.



ALTERNATIVE VIEW



DINING ROOM

10'7 x 10'1 approx (3.23m x 3.07m approx)
With double doors to the rear.



BREAKFAST KITCHEN

20'0 x 13'7 approx (6.10m x 4.14m approx)
Having an extensive range of attractive high gloss fronted base and wall mounted units with quartz work surfaces, undercounter sink and integrated double oven, ring ceramic hob with extractor hood above, dishwasher and fridge freezer. Windows look out over the rear garden and double doors lead out to the terrace.



UTILITY

With fitted units, sink and drainer, integrated washer dryer.

STUDY

9'9 x 9'4 approx (2.97m x 2.84m approx)
Window to front elevation.



FIRST FLOOR

GALLERIED LANDING

A lovely landing with window to front elevation. Airing cupboard off.

BEDROOM 1

14'0 x 13'8 approx (4.27m x 4.17m approx)
Up to the front of fitted wardrobes which run to one wall. Two windows to the rear elevation.



EN-SUITE BATHROOM

A luxurious suite comprising bath, low level WC, wash hand basin and separate shower cubicle.



BEDROOM 2

11'10 x 11'7 approx (3.61m x 3.53m approx)
Window to rear.



BEDROOM 3

11'5 x 12'7 approx (3.48m x 3.84m approx)
Two windows to front elevation.



BEDROOM 4

12'2 x 8'2 approx (3.71m x 2.49m approx)
Window to front elevation.



BATHROOM

With four piece suite comprising low level WC, wash hand basin, panel bath and shower cubicle.



OUTSIDE

The property occupies undoubtedly one of the best plots on the development with excellent parking, together with a detached double garage. Lawned gardens extend to the front and to the rear there is a further good sized lawned garden with fencing to the borders.



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 F. 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.

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.

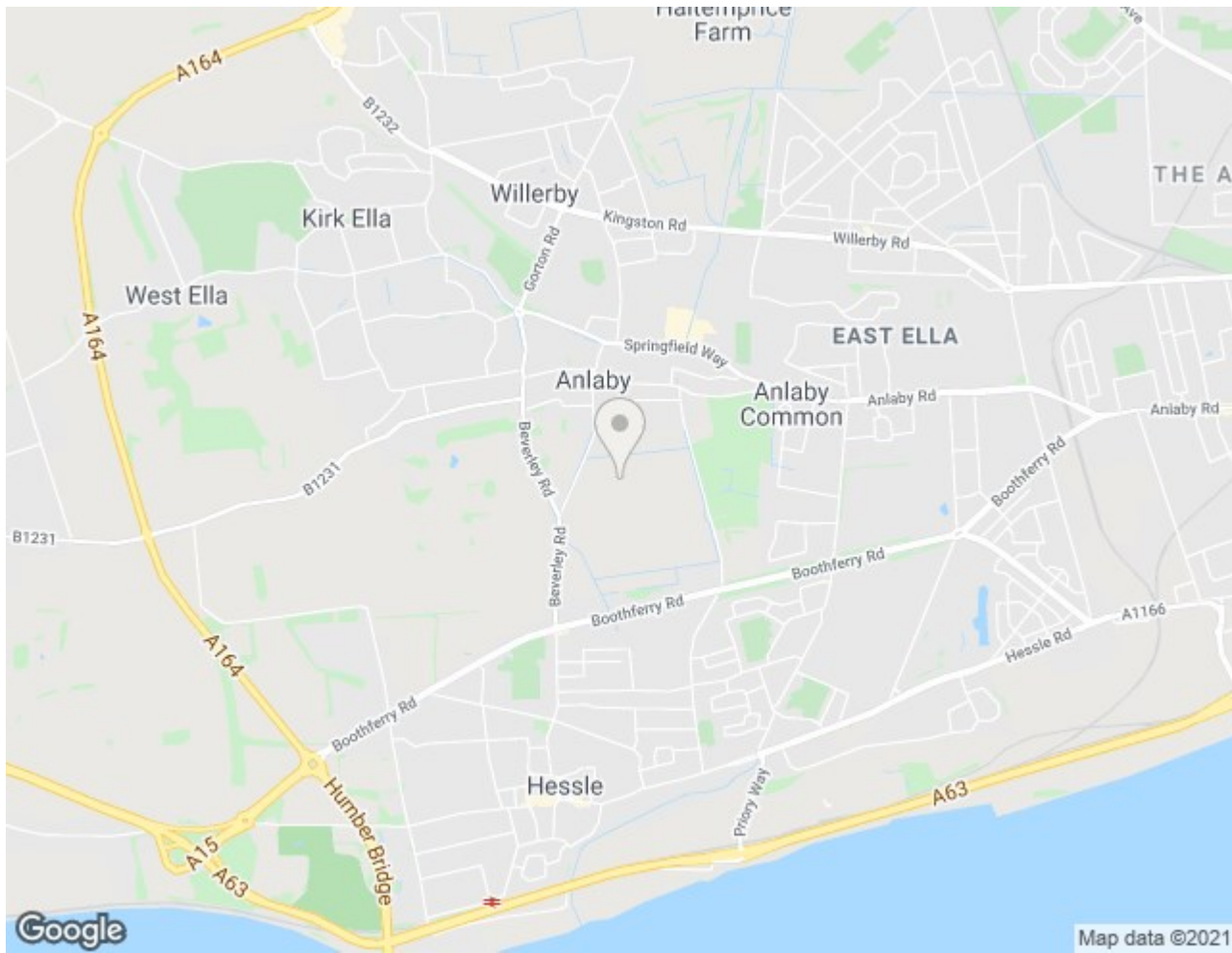
PHOTOGRAPH DISCLAIMER

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.

VIEWING APPOINTMENT

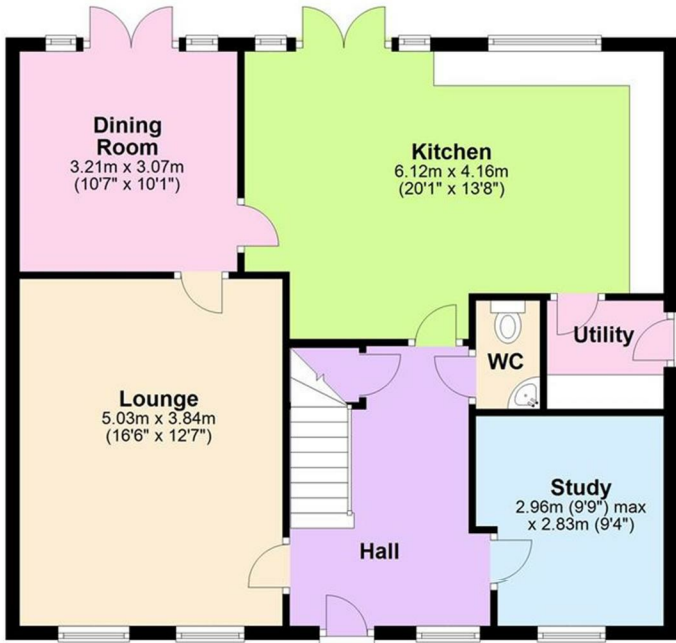
TIMEDAY/DATE

SELLERS NAME(S)



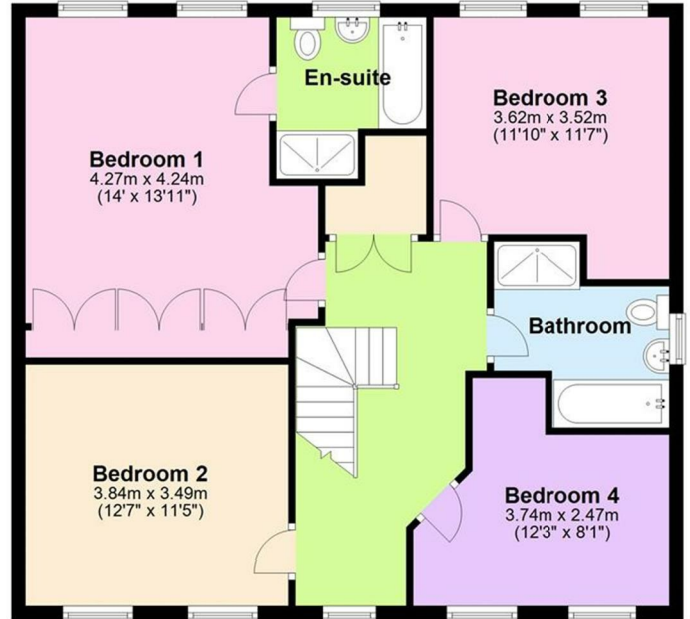
Ground Floor

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



First Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



Total area: approx. 158.1 sq. metres (1702.1 sq. feet)

