



78 Springfield Way, Anlaby, East Yorkshire, HU10 6QL

- 📍 So Deceptive!
- 📍 Completely Transformed
- 📍 First Class Accommodation
- 📍 Two Double Bedrooms
- 📍 Stunning Kitchen
- 📍 Great Outdoor Space
- 📍 Viewing A Must!
- 📍 EPC = D

£359,950

INTRODUCTION

So deceptive from the front is this stunning detached bungalow which provides really spacious and well appointed accommodation. Having been completely transformed by the current owners, this true bungalow, which was originally built with three bedrooms, affords fabulous accommodation in first class order complemented by a superb garden, extensive patio, insulated summerhouse and hot tub. The accommodation briefly comprises an entrance porch, inner hallway, superb living room with a wall of bi-folding doors opening out to the rear garden, fabulous fitted kitchen, two bedrooms and a feature bathroom. There is also a utility room and separate WC. The accommodation has the benefit of gas fired central heating to radiators and underfloor heating to the bathroom together with double glazing. Outside a twin driveway provides generous parking. The superb rear garden is ideal for relaxing or entertaining in having an extensive patio area with attractive lawn beyond. Mature borders provide much seclusion. A feature summerhouse which is insulated and ideal for a number of purposes sits adjacent to the hot tub which is within a gazebo having a glazed roof. In all a super property which is convenient for a whole host of amenities.

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

An attractive contemporary entrance door opens to:

ENTRANCE PORCH

Internal door to:

INNER HALLWAY

With access to the roof void via a pull-down loft ladder.



LIVING ROOM

22'6" x 17'9" approx (6.86m x 5.41m approx)

A wall of bi-folding doors extends to the far end of the room and open out to the rear terrace. The focal point of the room is a feature limestone fire surround housing a "living flame" gas fire. There is engineered oak flooring and moulded coving to the ceiling.



LIVING ROOM - ALTERNATIVE VIEW



KITCHEN

18'8" x 11'110" approx (5.69m x 3.35m approx)

Having a range of high gloss fronted base and wall mounted units with matching island and extensive work surfaces. A range cooker is available by separate negotiation and there is an extractor hood positioned above. Integrated appliances include a dishwasher, wine chiller and fridge. There is a ceramic one and a half sink and drainer unit with professional style mixer tap. Bow window to front and further window to side elevation.



KITCHEN - ALTERNATIVE VIEW



BEDROOM 1

16'4" x 11'9" approx (4.98m x 3.58m approx)
Formerly two bedrooms, this luxurious main bedroom has two windows to the side elevation.



BEDROOM 2

13'10" x 9'8" approx (4.22m x 2.95m approx)
With bow window to front elevation.



BATHROOM

Having a suite comprising claw-footed slipper style bath with mixer tap, low level WC, walk-in shower area, tiling to walls and floor, heated towel rail, underfloor heating.



INNER LOBBY

With store cupboard off.

UTILITY ROOM

With plumbing for automatic washing machine and external access door out to the garden.

WC

With low level WC and wash hand basin.

OUTSIDE

A twin access resin driveway provides generous parking and access to the single garage. The rear garden is a particular feature having an extensive paved patio area complete with hot tub beneath a gazebo which has a glazed roof. Adjacent to the hot tub is a summerhouse which has been lined out and insulated making it ideal for a number of uses. Beyond the patio lies an attractive lawned garden with mature borders which provide a great deal of seclusion.



PATIO AREA



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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 : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 30 June 2021

If you purchase a residential property between 8 July 2020 to 30 June 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

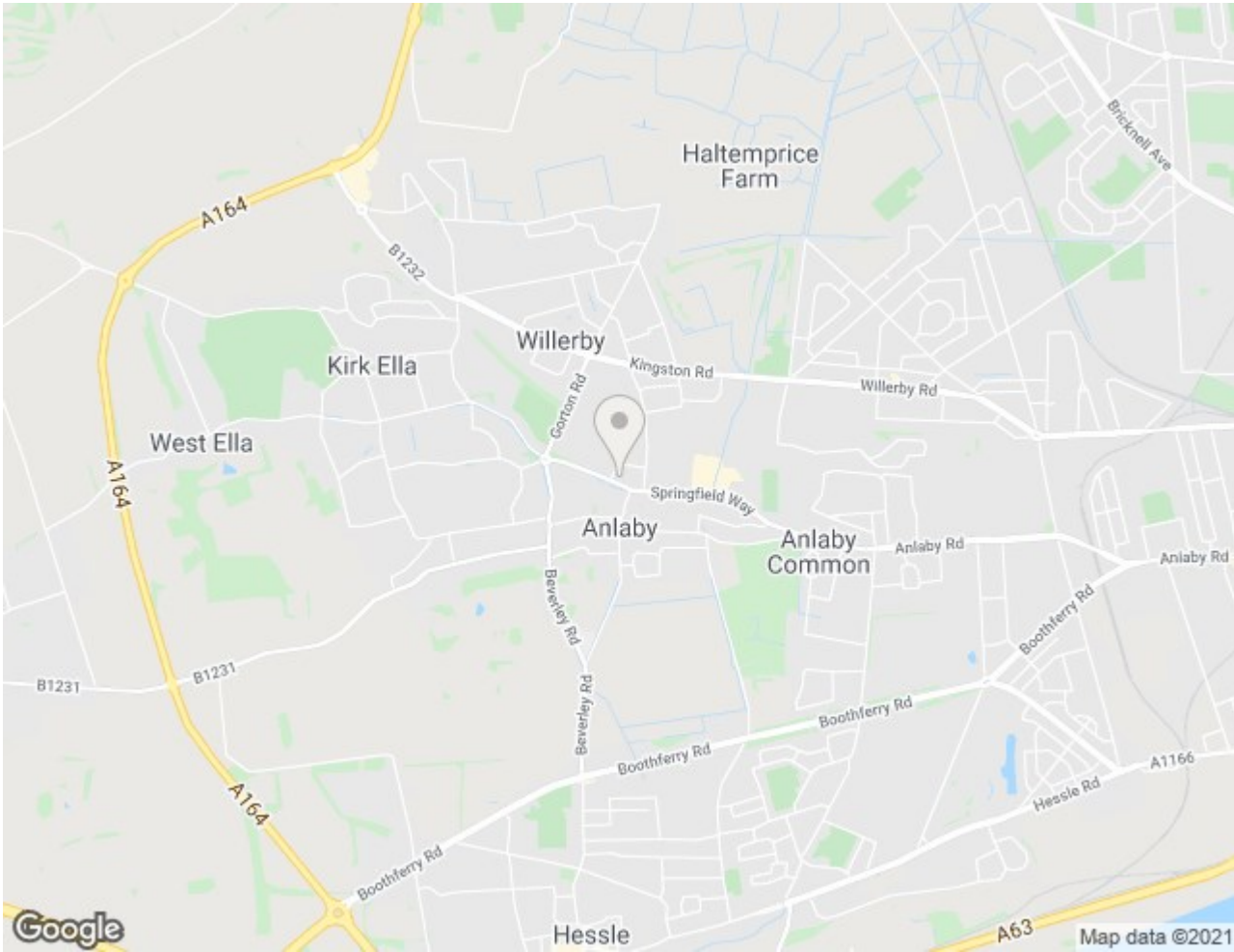
From 8 July 2020 to 30 June 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

From 1st July to 30th September The Zero Rate is on property up to £250,000

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 142.5 sq. metres (1533.7 sq. feet)



Total area: approx. 142.5 sq. metres (1533.7 sq. feet)

