



The Square, Anlaby House Estate, Beverley Road, Anlaby, Hull, East Riding of Yorkshire, HU10 7AY

THE BEST IN OPEN PLAN CONTEMPORARY LIVING



Forming part of an exclusive development of 14 individual houses, this substantial property offers approaching 3,400 Sq Ft of living accommodation and benefits from air conditioning and cost-effective air source heating. Featuring a superb entrance hall with twin staircase and master bedroom suite over 30ft x 20ft. Take a look at the photographs to appreciate the style and how well this open plan accommodation works. With five double bedrooms, three en-suites plus family bathroom. The garage has been partitioned to create an office which could easily be removed if preferred.

Location:

The village of Anlaby lies approximately five miles west of the Hull City Centre and is well catered for shopping, public transportation, schooling and leisure facilities. The A63/M62 link to the Hull City Centre and the nation's motorway network is within a short driving distance. Other popular villages close by include, Hessle, Cottingham and Willerby.

Accommodation:

The property is arranged on two floors and briefly comprises as follows:

Entrance Reception Hall:

Featuring a twin staircase and glass panelled gallery. Large understairs storage cupboard plus walk-in cupboard.

Cloakroom/wc:

With cantilevered wash hand basin.

Lounge:

French doors to the rear garden. Open plan to...

Dining Room:

Bi-fold doors to the rear patio and garden. Open plan to...





Large Living Kitchen:

With bi-fold doors overlooking the garden and includes a stylish range of high gloss finish floor and walled cabinets with large centre island unit and solid granite worktop. Integrated appliances include; double oven, microwave, wine refrigerator, dishwasher, six ring gas hob and twin bowl single drainer stainless steel sink unit. Complementing Travertine limestone flooring.

Study/sitting Room:

Utility Room:

With a range of high gloss finish cabinets and complementing worktops, single drainer sink unit, Internal access to the garage.

First Floor:

Gallery Landing:

With glass panelled staircase sidings and large built-in airing cupboard.

Master Bedroom Suite:

Bedroom: Separated by a dressing area including a comprehensive range of wardrobes and matching drawer units.



En Suite:

Featuring a freestanding tub bath, walk-in shower area with glass screening, vanity wash hand basin on a plinth, low level WC and heated towel rail. Complementing Travertine flooring.

Bedroom Two:**En Suite Shower Room:**

Includes a shower cubicle, cantilevered wash hand basin, low level WC and heated towel rail. Complementing Travertine flooring.

Bedroom Three:

Includes a range of fitted wardrobes.

En Suite:

Comprising a shower cubicle, cantilevered wash hand basin and low level WC and heated towel rail. Complementing Travertine flooring.

Bedroom Four:

Includes a range of fitted wardrobes and matching cupboards in a walnut finish.

Bedroom Five:

Includes a range of fitted wardrobes in a walnut finish.

Family Bathroom:

Includes an inset panelled bath, vanity wash hand basin on a walnut plinth, low level WC

and heated towel rail. Complementing Travertine flooring.

Outside:

The property stands particularly well at the head of a cul de sac. An electric gate takes you through a private driveway which opens out into a parking forecourt. There is pedestrian side access to the rear garden which is laid to artificial grass with ornamental box hedging and a patio area, ideal for outdoor entertaining with a fixed wooden gazebo and barbeque.

Services:

Mains gas, water, electricity and drainage are connected to the property.

Central Heating:

The property has the benefit of an air source heating system to panelled radiators.

Air Conditioning:

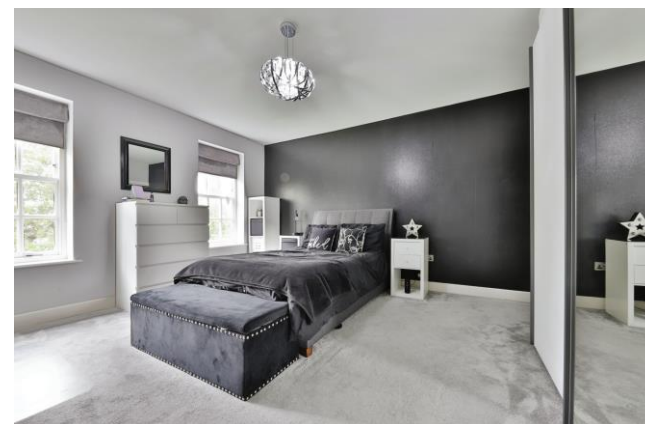
The property benefits from air conditioning in most principal rooms.

Double Glazing:

The property has the benefit of UPVC double glazed windows.

Council Tax:

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures And Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/market Appraisal:

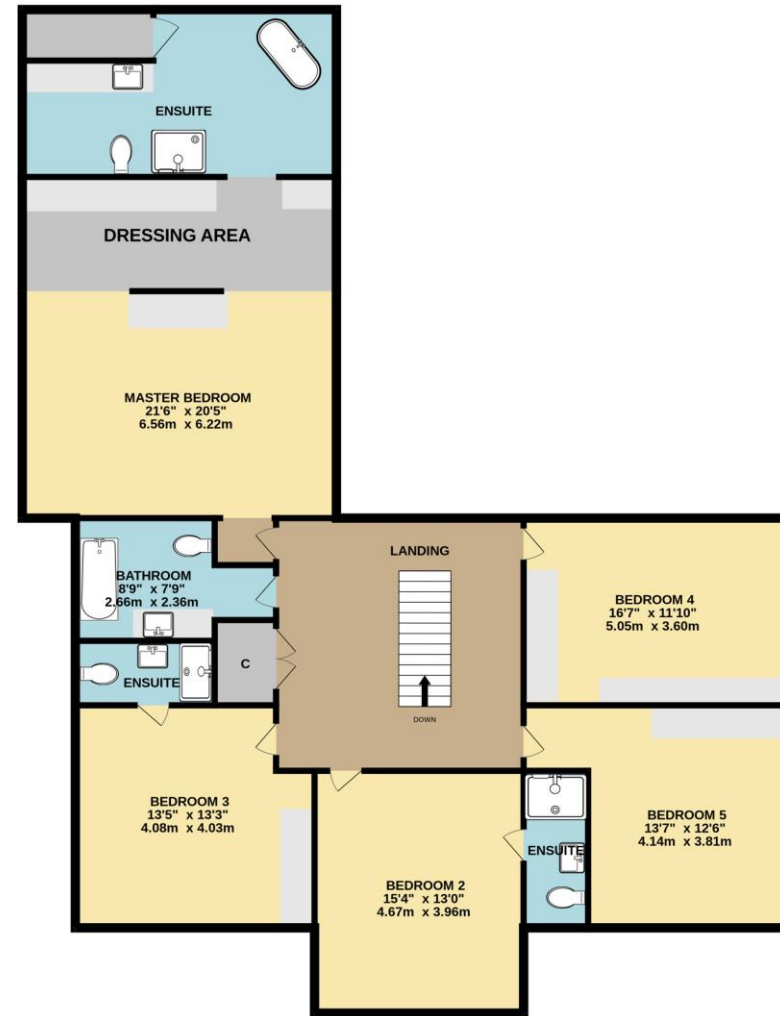
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GROUND FLOOR
1902 sq.ft. (176.7 sq.m.) approx.



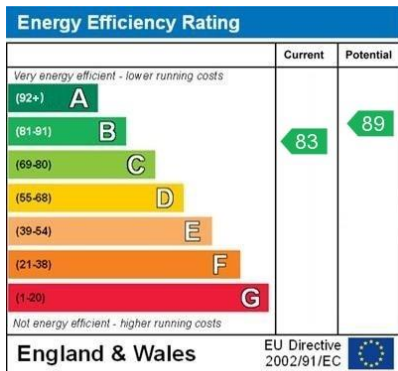
1ST FLOOR
1865 sq.ft. (173.3 sq.m.) approx.



THE SQUARE, ANLABY HOUSE ESTATE, BEVERLEY ROAD, ANLABY HU10 7AY

TOTAL FLOOR AREA : 3767 sq.ft. (350.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

