



Quick & Clarke  
PROPERTY SPECIALISTS

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**13 Hudson Avenue, Anlaby, Hull HU10 7FW**  
**£242,500**

Beverley | Cottingham | Hornsea | Willerby

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- Attractive & modern house (constructed 2021)
- Peaceful location with established treed backdrop
- Parking spaces for 2 cars
- Move-in condition
- Modern breakfast kitchen and bathroom
- Attractive development with green spaces and play area
- EPC Rating B
- Council Tax Band: C

Situated on Hudson Avenue in the highly regarded village of Anlaby, this immaculate three-bedroom semi-detached home, built in 2021, offers a perfect blend of modern style and peaceful living. The property is exceptionally well-positioned for easy access to the amenities of Anlaby, Willerby, and Kirk Ella, as well as major transport links and local schools.

The interior features a bright entrance hall with a cloakroom/WC, a spacious lounge, and a contemporary kitchen-diner designed for both daily life and entertaining. Upstairs, there are three well-proportioned, tastefully decorated bedrooms and a high-specification family bathroom. Externally, the rear garden provides a private retreat with a beautiful backdrop of mature trees, making this an ideal move-in-ready home for first-time buyers or families.

#### LOCATION

The property is located on the crescent that forms Hudson Avenue which leads off from Cape Drive on this modern development, which lies on the South-Western side of Anlaby accessed off Beverley Road. The location provides ease of access to the major road network, Beverley Road being one of the main arterial routes linking the M62 with Hessle, Anlaby, Kirk Ella and Willerby.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

4'11" x 4'3" (1.50m x 1.30m)

Modern composite front door with glass panel and further window to the side elevation.

##### CLOAKROOM

5'3" x 3'2" (1.60m x 0.97m)

Two piece sanitary suite comprising back to the wall w.c. with concealed cistern, wall hung hand wash basin, partially tiled walls, attractive plank style floor covering, coat hooks and overhead shelving.

##### LIVING ROOM

18'5" x 11'10" (5.61m x 3.61m)

A well proportioned living room with window to the front elevation and stairs to the first floor accommodation.

##### DINING KITCHEN

15'5" x 9'2" (4.70m x 2.79m)

An attractive kitchen offering a good range of wall and base storage units with white fronts and complementing laminate work surfaces, four ring gas hob with extractor over, one and a half bowl sink and drainer, integrated oven, fridge freezer, washing machine and dishwasher, French doors opening onto the rear garden and attractive plank style floor covering.

##### FIRST FLOOR

##### LANDING

Cupboards shelved out for storage.

##### BEDROOM 1

13' to wardrobes x 8'3" (3.96m to wardrobes x 2.51m)

Modern fitted wardrobes and window to the rear elevation.

##### BEDROOM 2

8'3" x 12'8" (2.51m x 3.86m)

Window to the front elevation.

##### BEDROOM 3

9'2" x 6'10" (2.79m x 2.08m)

Currently used as a study and with window to the rear elevation.

##### BATHROOM

6'3" x 6'11" (1.91m x 2.11m)

Three piece sanitary suite comprising panelled bath with separate shower over and glass screen, back to the unit w.c., wall hung hand wash basin, tiled walls and window to the front elevation.

##### OUTSIDE

The property is set back from the road with two brick sett parking spaces to the front. Access can be gained down the side of the property through a timber gate.

The rear garden has a patio area adjacent to the dining kitchen which leads out onto an area of lawn, with a further patio seating area to the rear of the garden. The garden benefits greatly from the backdrop of the trees in the neighbouring properties to the rear.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

##### AGENT NOTE

We have been advised that all residents on Tranby Park have to pay a management fee for the upkeep of the estate grounds of £141.93 per year.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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