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Matthew
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MOVING HOME



6 Allerthorpe Crescent, Brough, East Yorkshire, HU15 1TP

- 📍 Outstanding Detached
- 📍 Well Planned Accom.
- 📍 Five Beds/Three Baths
- 📍 Council Tax Band = G

- 📍 Southerly Rear Aspect
- 📍 Double Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£475,000

INTRODUCTION

Viewing is strongly recommended of this substantial detached house which enjoys a sizeable plot with a southerly rear aspect. Forming part of a desirable residential development, formerly known as "The Heatherways", this tastefully presented property offers well planned and spacious family accommodation. The property enjoys many features associated with modern day living in addition to a landscaped rear garden with decked entertaining area and pergola.

Arranged over two floors, the accommodation has central heating, double glazing, security alarm system and briefly comprises welcoming central hallway with cloaks/W.C., 26ft long lounge, a separate dining room, a study and an impressive breakfast kitchen with granite work surfaces, a host of appliances plus a separate utility room. At first floor there are five bedrooms which include a spacious main bedroom suite with a large bedroom area, adjoining dressing room and an en-suite bathroom with separate shower, there is a second bedroom with en-suite shower room and fitted wardrobes, three further bedrooms and a family bathroom.

An approach driveway to the front of the property provides off street parking and access to the integral double garage.

LOCATION

Allerthorpe Crescent is situated off Husthwaite Road which forms part of this popular modern development to the east of the village. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading to the first floor with oak and glass balustrade. Attractive Karndean flooring.



CLOAKS/W.C.

With wash hand basin and low flush W.C., half tiling to walls and Karndean flooring.

LOUNGE

26'7" x 12'3" approx (8.10m x 3.73m approx)

With feature ceiling, inset spot lights, window to front, double doors through to the dining room and double doors leading to the outside decked area.



DINING ROOM

12'5" x 10'8" approx (3.78m x 3.25m approx)

Window to rear.



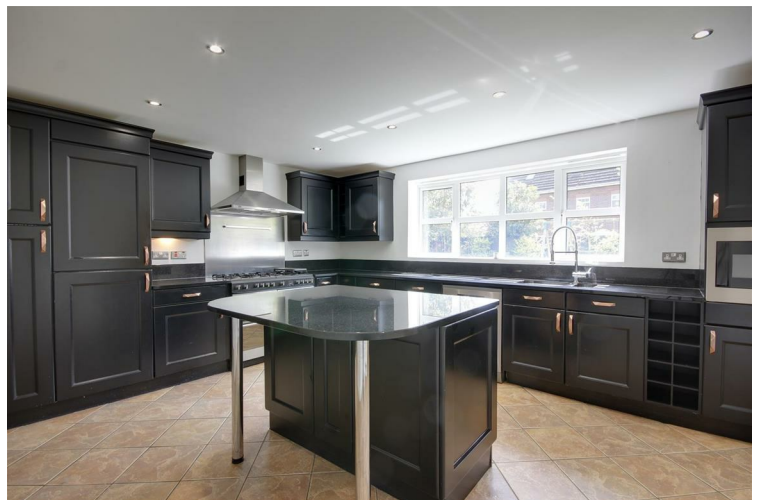
STUDY

11'1" x 7'6" approx (3.38m x 2.29m approx)
Window to front.



BREAKFAST KITCHEN

15'6" x 12'9" approx (4.72m x 3.89m approx)
Fitted with an extensive range of base and wall units with granite worksurfaces and matching central island with breakfast bar peninsular. There are a host of appliances including a range cooker with Chimney style extractor and canopy over, integrated microwave, dishwasher, fridge/freezer and one and a half bowl sink with mixer tap, inset spot lights, tiled floor and window to the rear.



UTILITY

With matching fitted floor units with sink unit, plumbing for a washing machine and space for a tumble dryer. Tiled splashbacks, tiled floor, wall mounted gas central heating boiler, internal access door to the double garage and external access door to the garden.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

16'7" x 15'0" approx (5.05m x 4.57m approx)

Window to front elevation and archway through to the dressing area.



DRESSING AREA

With fitted wardrobes and window to rear.



EN-SUITE BATHROOM

11'9" x 9'0" approx (3.58m x 2.74m approx)

A spacious bathroom with four piece suite comprising a corner bath, shower enclosure, wash hand basin and low flush W.C. Fully tiled walls, inset spot lights and Kardean flooring.



BEDROOM 2

17'5" x 10'4" approx (5.31m x 3.15m approx)
Measurements to fitted wardrobes. Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Fully tiled walls, Karndean flooring and window to front.



BEDROOM 3

12'0" x 10'5" approx (3.66m x 3.18m approx)
Window to front elevation.



BEDROOM 4

9'10"(plus wardrobes)x9'0"(max measurement) approx (3.00m(plus wardrobes)x2.74m(max measurement) appo)
With fitted wardrobes and window to rear.



BEDROOM 5

8'8" x 7'3" approx (2.64m x 2.21m approx)
With fitted wardrobe and window to rear elevation.



BATHROOM

With suite comprising a bath with mixer tap/shower attachment and screen, vanity unit with wash hand basin and low flush W.C. Fully tiled walls, inset spot lights, Karndean flooring and window to rear.



OUTSIDE

The property occupies a sizeable plot with lawned garden to the front and a driveway providing off street parking and access to an integral double garage with up and over entry doors. The enclosed rear garden enjoys a southerly aspect and has been landscaped to incorporate an attractive decked area with pergola which leads directly from the rear of the property. The established garden is laid mainly to lawn with a variety of mature shrubs, fenced boundaries and a summer house.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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.

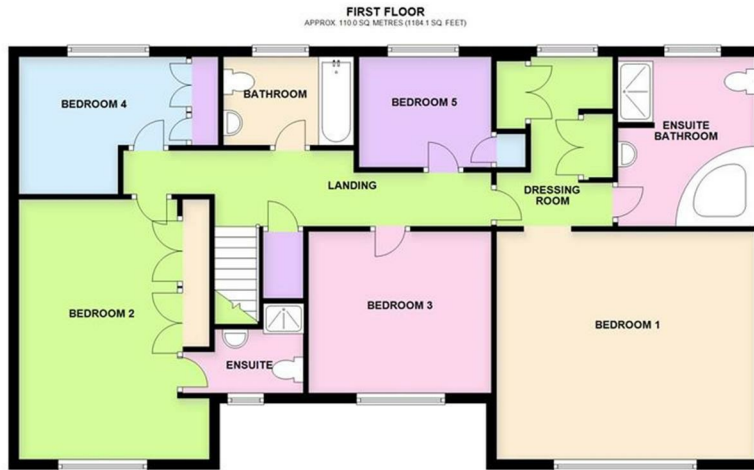
PHOTOGRAPH DISCLAIMER

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.





TOTAL AREA: APPROX. 230.8 SQ. METRES (2483.8 SQ. FEET)

