

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

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Matthew
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MOVING HOME



16 Barberry Court, Brough, East Yorkshire, HU15 1SW

- 📍 End Townhouse
- 📍 Cul-de-Sac Position
- 📍 Three Beds/3Baths
- 📍 Council Tax Band = D
- 📍 Great WFH Property
- 📍 Parking & Garage
- 📍 No Chain Involved
- 📍 Freehold/EPC = C

£219,950

INTRODUCTION

Occupying a most appealing position being to the corner of a small cul-de-sac and providing attractive views to the rear towards Welton Dale is this well presented end townhouse. Offered with no chain involved and immediate vacant possession, the property is ready to move straight into. The versatile layout offers accommodation on three floors and would be an ideal WFH property as one bedroom can be found at ground floor level and could easily be used as a study/office or studio/treatment room. The property has gas-fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, utility room, cloaks/shower room and a study/beauty room or third bedroom as required. Upon the middle floor lies the lounge/diner and fitted kitchen. To the second floor are two double bedrooms, bathroom and ensuite shower room. Gardens extend to the front side and rear elevations and there is parking for at least two vehicles to the front in addition to an integral single garage.



LOCATION

Barberry Court is a cul-de-sac situated off Myrtle Way which is situated off the roundabout to the east of the village centre and forms part of a popular modern development. 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

With staircase leading to the first floor and a useful understairs cupboard.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush WC.



UTILITY

6'2" x 5'8" approx (1.88m x 1.73m approx)
With fitted unit, sink and drainer, plumbing for a washing machine and external access door to rear. Wall mounted gas central heating boiler.



STUDY/BEAUTY ROOM/BEDROOM 3

9'0" x 8'0" approx (2.74m x 2.44m approx)
Window to rear.



FIRST FLOOR

LANDING

With staircase leading to the second floor. Window to front elevation.

LOUNGE/DINER

17'0" x 14'7" approx (5.18m x 4.45m approx)

Being situated to the rear of the house and enjoying an attractive view towards Welton Dale. The focal point of the room is a feature fire surround.





KITCHEN

8'7" x 8'3" approx (2.62m x 2.51m approx)

Fitted with modern base and wall units with contrasting worksurfaces, one and a half sink and drainer, tiled surround, integrated oven, four ring gas hob with filter hood above, dishwasher and fridge/freezer, window to front elevation.



SECOND FLOOR

LANDING

Door to:

BEDROOM 1

14'6" x 8'9" approx (4.42m x 2.67m approx)
Window to rear elevation



ENSUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with wash hand basin and low flush WC. Window to rear.



BEDROOM 2

11'8" x 11'7" approx (3.56m x 3.53m approx)
Measurements up to overstairs cupboard, tank cupboard to corner,
two windows to the front elevation.



BATHROOM

With modern suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush WC.



OUTSIDE

There is good parking for at least two vehicles to the front and an integral single garage. The garden extends to the front and side elevations and to the rear, there is a further garden with lawn, patio and garden shed.



REAR VIEW



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

All fitted floor coverings are included other fixtures and fittings other than those specified in this brochure, such as 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.

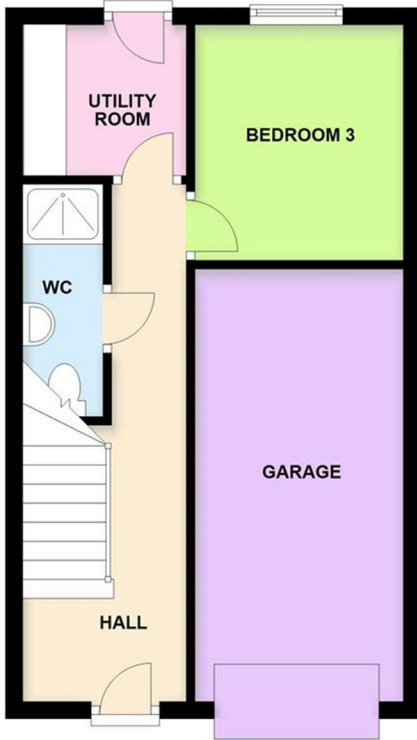
VALUATION SERVICE

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.



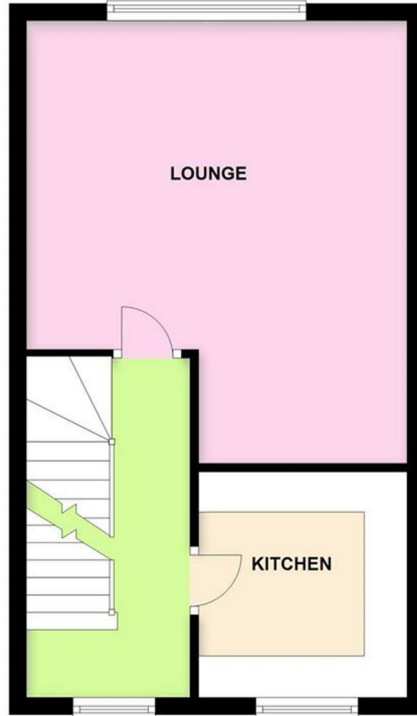
GROUND FLOOR

APPROX. 35.3 SQ. METRES (379.7 SQ. FEET)



FIRST FLOOR

APPROX. 35.3 SQ. METRES (379.7 SQ. FEET)



SECOND FLOOR

APPROX. 35.3 SQ. METRES (379.7 SQ. FEET)



TOTAL AREA: APPROX. 105.8 SQ. METRES (1139.0 SQ. FEET)

