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Matthew
Limb
MOVING HOME



15 Cohort Close, Brough, East Yorkshire, HU15 1SZ

- 📍 Detached Family House
- 📍 Very Spacious Accom.
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = D
- 📍 En-suite to Bed 1
- 📍 Recently Installed Kitchen
- 📍 Great Parking & Garage
- 📍 Freehold/EPC = C

£279,000

INTRODUCTION

A great family home situated in a quiet cul-de-sac close to the village centre and its range of amenities. This impressive detached house provides particularly spacious accommodation and features include a recently installed kitchen which is open plan in style to the dining area, complete with double doors out to the garden. The attractive lounge has a bay window to the front and a media wall. The hallway and cloaks/W.C. complete the ground floor. Upon the first floor are 3 good sized bedrooms, en-suite to the main bedroom and a bathroom. The accommodation has the benefit gas fired central heating to radiators via a recently installed gas boiler and uPVC framed double glazing. The property occupies a very good sized plot and provides excellent parking to the front with a block set forecourt and a driveway which leads onwards to the single garage. The westerly facing garden has a lawn and decked patio.

LOCATION

Cohort Close is located off Centurion Way with the centre of this popular village. The medical centre lies nearby and a snicket located just round the corner leads to Morrisons supermarket and the adjacent shopping park. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 HALLWAY

With stairs to first floor off.

CLOAKS/W.C.

With low level W.C. and wash hand basin.

LOUNGE

10'10" x 15'3" approx (3.30m x 4.65m approx)

Into bay window to front elevation. There is a feature media wall complete with fitted cupboards and shelving. A wide archway opens through to the dining area.



KITCHEN/DINING

20'4" x 15'3" approx (6.20m x 4.65m approx)

This 'L' shaped open plan style room is situated to the rear of the house and has a window overlooking the garden and double doors leading out. The kitchen has an excellent range of recently installed contemporary units to floor and walls, complimented by work surfaces. A host of appliances include an integrated oven, microwave oven, 4 ring gas hob with extractor hood above, fridge/freezer, dryer, washing machine and wine chiller. External access door to side.



DINING AREA



FIRST FLOOR

LANDING

BEDROOM 1

12'4" x 11'0" approx (3.76m x 3.35m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

9'2" x 7'0" approx (2.79m x 2.13m approx)
With suite comprising shower area, low level W.C., bidet, wash hand basin, tiled surround and floor.



BEDROOM 2

9'6" x 9'3" approx (2.90m x 2.82m approx)
Up to face of fitted wardrobes running to one wall. Window to rear elevation.



BEDROOM 3

9'0" x 6'6" approx (2.74m x 1.98m approx)
Window to front elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and curtain, tiled surround and flooring.



OUTSIDE

The property occupies a very good sized plot and provides excellent parking to the front with a block set forecourt and a driveway which leads onwards to the single garage. The westerly facing garden has a lawn and decked patio.



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

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.

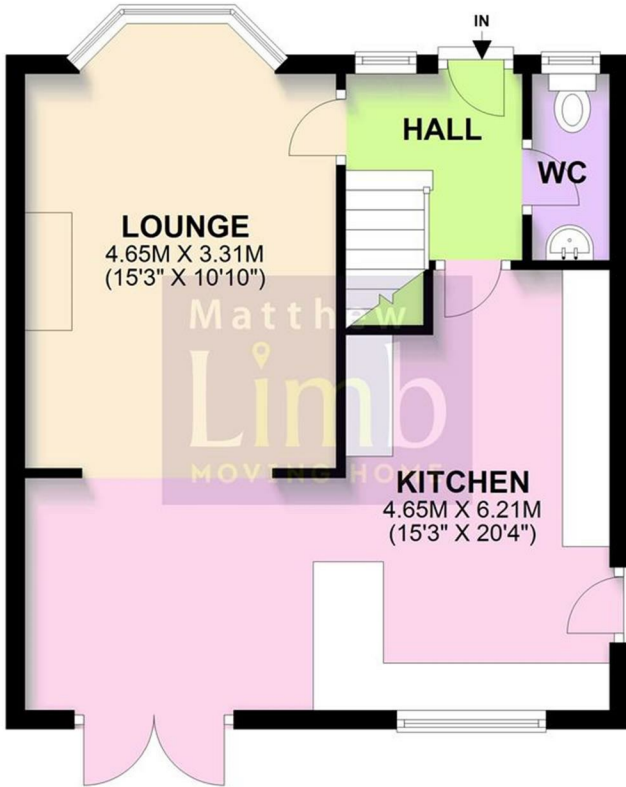
VALUATION SERVICE

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.



GROUND FLOOR

APPROX. 42.1 SQ. METRES (453.1 SQ. FEET)



FIRST FLOOR

APPROX. 41.8 SQ. METRES (450.1 SQ. FEET)



TOTAL AREA: APPROX. 83.9 SQ. METRES (903.2 SQ. FEET)

15 COHORT CLOSE

