

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



13 Wrygarth Avenue, Brough, East Yorkshire, HU15 1DN

- 📍 Semi-Detached Bungalow
- 📍 Well presented Accom.
- 📍 Two Double Bedrooms
- 📍 Council Tax Band= B
- 📍 Extended Dining Kitchen
- 📍 Central Village Location
- 📍 Gardens, Driveway & Garage
- 📍 Freehold/EPC= D

£185,000

INTRODUCTION

Situated close to the centre of this popular village and its many amenities is this semi-detached bungalow with well presented accommodation complemented by a good sized rear garden. The property affords excellent parking provision to the front and there is a single detached garage. The accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hallway, lounge with feature fireplace, extended dining kitchen, two double bedrooms with built in wardrobes and a shower room with walk in shower.

No onward chain!

LOCATION

Wrygarth Avenue is a cul-de-sac which runs off Welton Road, close to the centre of this popular 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 HALLWAY

With access to all rooms situated off.

LOUNGE

14'8" x 11'0" approx (4.47m x 3.35m approx)

Having at its focal point a feature fire surround housing an electric fire. Bay window to front elevation.



DINING KITCHEN

19'3" x 11'0" approx (5.87m x 3.35m approx)

Having a range of modern base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, cooker point, plumbing for washing machine, space for undercounter fridge and freezer. There is a conservatory area to the rear with double doors opening out to the large deck.



DINING AREA

BEDROOM 1

13'8" x 10'0" approx (4.17m x 3.05m approx)

With fitted wardrobing and overhead storage. Window to front elevation.



BEDROOM 2

10'10" x 8'11" approx (3.30m x 2.72m approx)
With built in wardrobe and window to rear.



SHOWER ROOM

With suite comprising a walk in shower, pedestal wash hand basin and low flush W.C. Heated towel rail, tiled surround, window to rear.



OUTSIDE

The property occupies a lovely plot and affords excellent parking with a gravelled area to the front. There is a shared drive leading onwards to the single garage. To the rear there is a large decked area with lawn beyond. Fencing and hedging to the perimeter.



DECKING



TENURE

Freehold

COUNCIL TAX BAND

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



Total area: approx. 69.1 sq. metres (744.2 sq. feet)

