

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*43 Normanton Rise, Hull, East Yorkshire, HU4 7SX*

📍 Semi Detached House

📍 Very Well Presented

📍 No Chain involved

📍 Council Tax Band = C

📍 3 Bedrooms

📍 Dining Kitchen

📍 Garden & Garage

📍 Freehold/EPC = C

**£213,500**



## INTRODUCTION

Ready to move straight into is this very welcoming semi detached property, situated in a cul-de-sac within an ever popular residential area, ideally placed for excellent amenities and well reputed schooling. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall, attractive lounge and running across the rear of the house is a dining kitchen with a host of appliances and double doors opening out to the garden. Up on the first floor are 3 bedrooms, 2 of which have fitted furniture and there is a modern bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside a block set forecourt provides double width parking and a side drive continues to the detached single garage. The rear garden is mainly lawned with fencing to the boundaries. There is no forward chain therefore an early completion should be possible.

## LOCATION

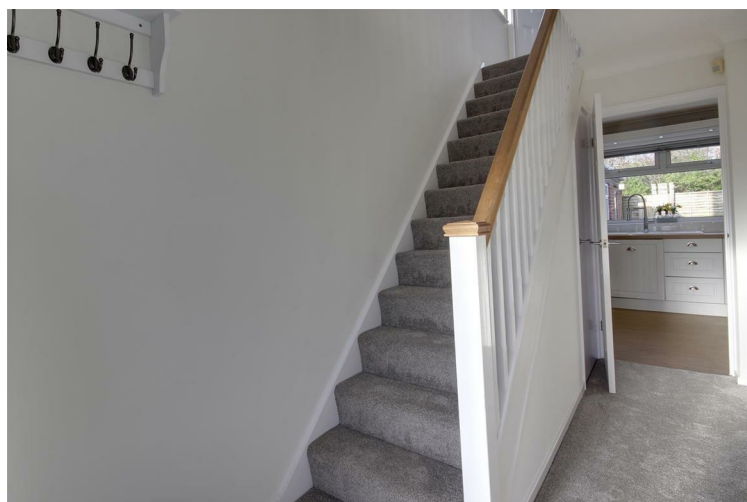
Normanton Rise is a residential cul-de-sac situated off Norland Avenue within this ever popular residential district. The property is therefore ideally placed for excellent range of amenities including shops, cafe's, recreation facilities, supermarkets and Anlaby Retail Park, home to any major brands. The property is also in the catchment area for well regarded primary and secondary schools.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs leading up to the first floor, cupboard to corner.



### LOUNGE

14'10" x 10'8" approx (4.52m x 3.25m approx)

With bow window to front elevation. A decorative electric fireplace and surround (gas feed behind).



## DINING KITCHEN

16'6" x 8'7" approx (5.03m x 2.62m approx)

Having a range of fitted base and wall mounted units with roll top worksurfaces, ceramic sink and drainer with professional mixer tap, range cooker, integrated microwave, dishwasher and fridge, plumbing for automatic washing machine. Window to rear and double doors opening out to the garden.



## FIRST FLOOR

## LANDING

Window to side elevation. A large airing/storage cupboard situated off with internal radiator.

## BEDROOM 1

12'8" x 9'2" approx (3.86m x 2.79m approx)

With fitted wardrobes, cupboards and drawers, window to front elevation.



## BEDROOM 2

10'9" x 9'2" approx (3.28m x 2.79m approx)

With fitted wardrobes, window to rear elevation.



## BEDROOM 3

7'8" x 7'1" approx (2.34m x 2.16m approx)  
Window to front elevation.



## BATHROOM

With bath having a shower above and spray screen, tiled surround, fitted furniture with inset wash hand basin and concealed flush W.C..





## OUTSIDE

Outside a block set forecourt provides double width parking and a side drive continues to the detached single garage. The rear garden is mainly lawned with fencing to the boundaries.



## TENURE

Freehold

## COUNCIL TAX BAND

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

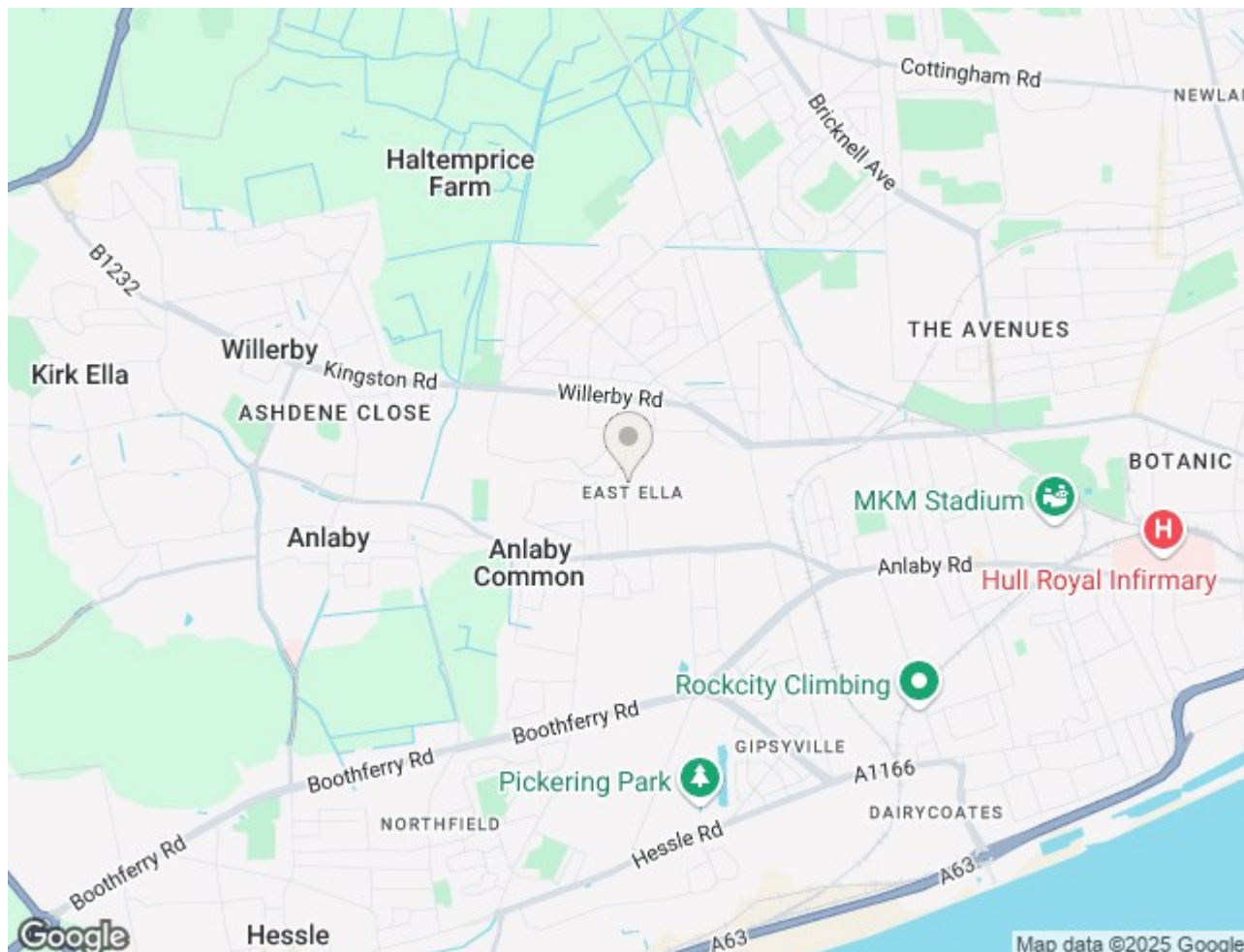
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

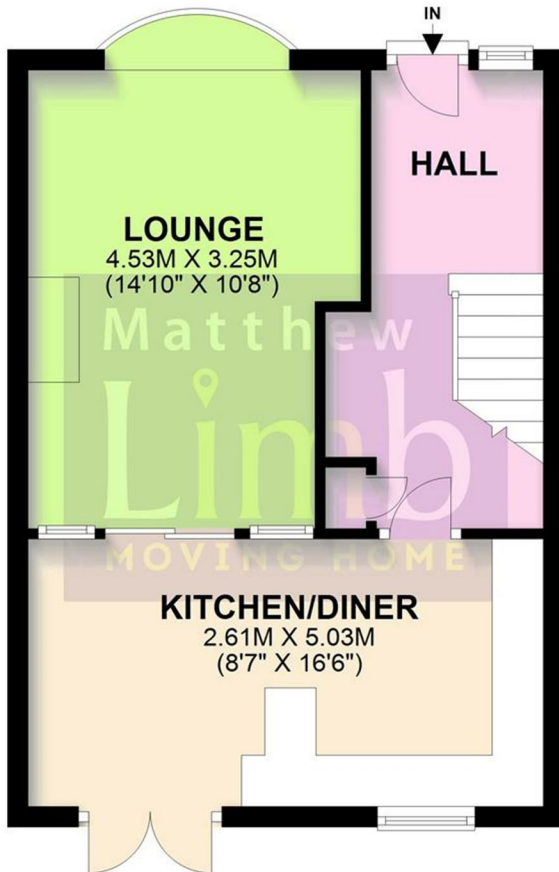
## VALUATION SERVICE

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. 36.4 SQ. METRES (392.2 SQ. FEET)



## FIRST FLOOR


APPROX. 36.2 SQ. METRES (389.4 SQ. FEET)



TOTAL AREA: APPROX. 72.6 SQ. METRES (781.7 SQ. FEET)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	