

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*9 Higham Way, Brough, East Yorkshire, HU15 1NA*

- 📍 Semi-Det. Dormer
- 📍 Two Double Bedrooms
- 📍 Lovely Corner Plot
- 📍 Lounge & Dining Room
- 📍 Well Presented Accom.
- 📍 Surrounding Gardens
- 📍 Council Tax Band = C
- 📍 Freehold / EPC = C

**£230,000**

## INTRODUCTION

Occupying a lovely corner plot within this quiet cul-de-sac and conveniently placed for Brough's many amenities is this semi-detached Dormer style house. The well presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, ground floor bathroom, lounge, dining room, kitchen and conservatory. Upon the first floor is a spacious landing area, two double bedrooms both have fitted wardrobes plus there is an addition room currently used as a utility with plumbing for a washing machine.

The property occupies a lovely corner plot with lawned gardens to three sides. There is also a detached garage.

## LOCATION

Higham Way is situated off Welton Road in Brough. 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, understairs cupboard and further storage cupboard.

### BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin with vanity unit under, low flush W.C., tiling to walls and window to front.



## LOUNGE

13'7" x 12'5" approx (4.14m x 3.78m approx)

With feature fire surround and electric fire, window to front elevation, door leading through to the dining room.



## DINING ROOM

12'7" x 9'2" approx (3.84m x 2.79m approx)

Window to rear.



## KITCHEN

10'7" x 9'0" approx (3.23m x 2.74m approx)  
With fitted units, laminate worksurfaces, double oven, four ring gas hob, one and a half sink and drainer with mixer tap, windows to side and rear. Door to conservatory.



## CONSERVATORY

8'1" x 7'0" approx (2.46m x 2.13m approx)  
With external access door to garden.



## FIRST FLOOR

### LANDING

Spacious area. Window to side.



## BEDROOM 1

12'8" x 9'10" approx (3.86m x 3.00m approx)  
With fitted wardrobes and window to front.



## BEDROOM 2

12'8" x 9'11" approx (3.86m x 3.02m approx)  
With fitted wardrobes and window to rear.



## W.C.

With low flush W.C. and wash hand basin. Fitted units and window to side.



## UTILITY ROOM

With fitted units, plumbing for a washing machine, space for tumble dryer, gas central heating boiler.

## OUTSIDE

The property occupies a corner plot with attractive gardens extending to three sides. There is a garden shed and detached garage.



## 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.

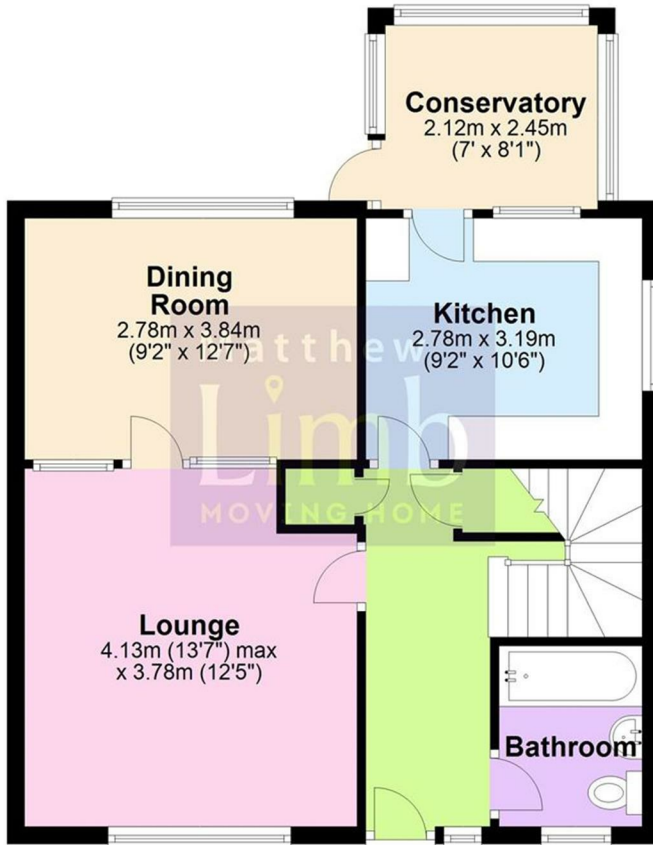
## VALUATION SERVICE

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.



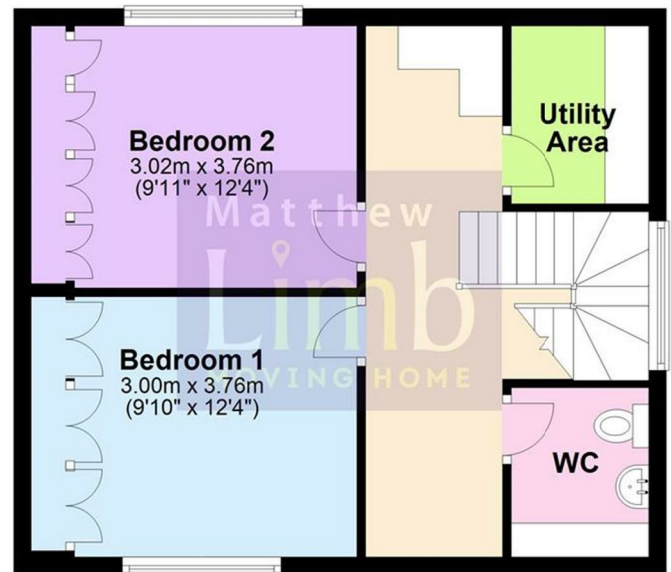
## Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Total area: approx. 99.0 sq. metres (1065.7 sq. feet)



