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**Limb**  
MOVING HOME



*25a Station Road, Brough, East Yorkshire, HU15 1DX*

- 📍 Move Straight In
- 📍 Period End Terrace
- 📍 Extended Accom.
- 📍 Council Tax Band = B
- 📍 Two Double Bedrooms
- 📍 Two Reception Rooms
- 📍 Convenient Location
- 📍 Freehold/EPC =

**£175,000**

## INTRODUCTION

This unique end of terrace cottage provides a really appealing range of accommodation which has been extended over the years to provide generous proportioned living space. There is also further potential to extend to the first floor, subject to necessary consents. Ready to move into and well presented, this lovely home briefly comprises a lounge, dining room, kitchen, downstairs bathroom and two first floor bedrooms. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside there is an enclosed side yard area. The property occupies a particularly convenient location being close to the train station and within the heart of the older part of Brough village.

## LOCATION

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:

### LOUNGE

13'8" x 12'0" approx (4.17m x 3.66m approx)

A lovely room with windows to front and side elevations, feature fire surround and a turning staircase leading up to the first floor.



### DINING ROOM

13'7" x 11'10" approx (4.14m x 3.61m approx)

Window to side elevation. Archway through to kitchen.



## KITCHEN

19'6" x 8'3" approx (5.94m x 2.51m approx)

Having an excellent range of fitted units with worksurfaces and an integrated oven, 4 ring gas hob with filter hood above, one and a half sink and drainer, plumbing for a dishwasher. Two windows to the side elevation. External door out to enclosed side yard area.



## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower attachment, separate shower cubicle, tiled surround and tiling to the floor.



## FIRST FLOOR

## LANDING

### BEDROOM 1

14'0" x 8'4" approx (4.27m x 2.54m approx)  
Windows to front and side elevations.



### BEDROOM 2

11'2" x 10'0" approx (3.40m x 3.05m approx)  
With fitted wardrobing, window to rear elevation.



## AGENTS NOTE

There is a loft area above the kitchen which has the potential to be connected into via the second bedroom, subject to necessary consents.

## OUTSIDE

There is a small enclosed courtyard to the side accessed from the kitchen.

## *SIDE 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 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.





Total area: approx. 89.2 sq. metres (959.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	