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Matthew
Limb
MOVING HOME



2 Wiske Avenue, Brough, East Yorkshire, HU15 1GD

- 📍 Super Detached House
- 📍 Ideal Family Home
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band E

- 📍 Lounge, Dining, Study
- 📍 Southerly Facing Garden
- 📍 Good Parking & Garage
- 📍 Freehold/EPC = C

Offers In Excess Of £300,000

INTRODUCTION

Ideal for a family is this really well designed four bedroomed detached house. An excellent range of accommodation includes a lounge, dining room, study, recently installed kitchen, utility area and a WC. At first floor are four bedrooms, two with en-suite facilities plus a separate house bathroom. The well presented accommodation has the benefit of gas fired central heating to radiators and UPVC framed double glazing. The property occupies an attractive plot with good parking to the front and a garage. The rear garden enjoys a southerly facing aspect and has been landscaped creating a patio area, shaped lawn and to one corner lies a concealed shed.

LOCATION

Wiske Avenue is situated off Loxley Way at the start of the popular modern development situated to the east of Brough village centre. 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 stairs to first floor off.

LOUNGE

18'6" x 10'4" approx (5.64m x 3.15m approx)
Feature marble fireplace with electric fire, sliding patio doors to rear.
Double doors through to dining room.



DINING ROOM

11'1" x 8'7" approx (3.38m x 2.62m approx)
Window to rear elevation.



STUDY

8'1" x 7'1" approx (2.46m x 2.16m approx)
Window to front elevation.



KITCHEN

12' x 7'9" approx (3.66m x 2.36m approx)

Having a stunning recently installed Shaker style range of units with wooden work surfaces. There is an integrated Neff double oven, Bosch induction hob with extractor hood above, dishwasher and fridge freezer. Tiling to the floor, window to front elevation. Under stairs storage cupboard to one corner. An archway leads through to the utility area.



UTILITY AREA

7'8" x 5'8" approx (2.34m x 1.73m approx)

With fitted units, single sink and drainer, plumbing for automatic washing machine, wall mounted central heating boiler, tiling to the floor, external access door to side.



WC

With low level WC and wash hand basin.

FIRST FLOOR

LANDING

With airing cupboard off.

BEDROOM 1

11' x 10'4" approx (3.35m x 3.15m approx)
Having a range of fitted furniture comprising wardrobes, storage cupboards and drawers. Window to front elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising corner shower cubicle, wash hand basin with cabinet, low level WC, heated towel rail.



BEDROOM 2

10'8" x 8'8" approx (3.25m x 2.64m approx)
With fitted wardrobe. Window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and low level WC.



BEDROOM 3

8'6" x 8'1" approx (2.59m x 2.46m approx)
With fitted wardrobe. Window to rear elevation.



BEDROOM 4

9'10" x 6'10" approx (3.00m x 2.08m approx)
Window to front elevation.



BATHROOM

With low level WC, pedestal wash hand basin, panelled bath with mixer tap/shower attachment. Tiling to the walls.



OUTSIDE

The property occupies a good sized plot with extra parking to the front in addition to a drive and the attached garage. The southerly facing rear garden has been landscaped incorporating a circular patio, shaped lawn and gravelled path. There is fencing to the borders and a rear area houses a garden shed.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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



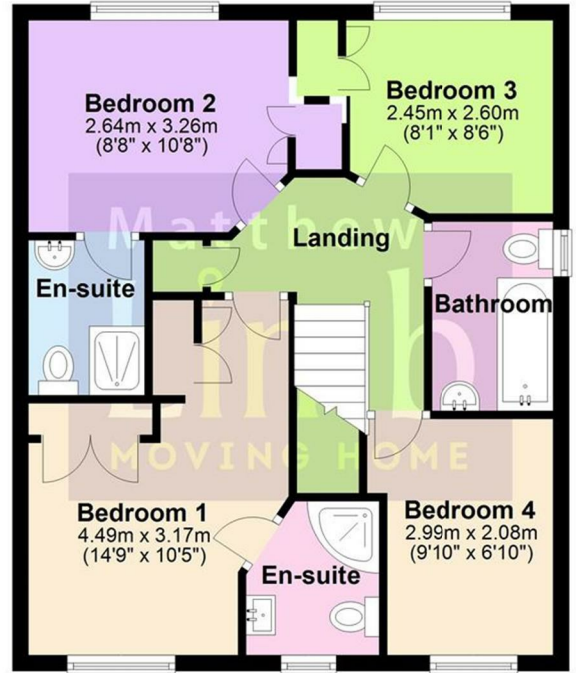
Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 119.8 sq. metres (1290.0 sq. feet)

