

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



4 Airedale Drive, Brough, East Yorkshire, HU15 1US

- 📍 Semi-Detached House
- 📍 Stylishly Presented
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = C

- 📍 Spacious Lounge
- 📍 Dining Kitchen
- 📍 Garden & Parking
- 📍 Freehold / EPC = B

Offers Over £200,000

INTRODUCTION

Built in recent times by Barratt Homes, this beautifully appointed semi-detached house offers stylishly presented accommodation complemented by a garden and designated parking. The immaculate accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge, dining kitchen with contemporary fittings and French doors leading out to the rear garden. Upon the first floor are three good sized bedrooms, en-suite shower room and a bathroom. The property has the benefit of gas central heating and uPVC double glazing.

A lawned garden extends to the rear with a patio area and fenced boundary. To the front of the property are two designated parking spaces.

LOCATION

Airedale Drive forms part of the Barratt Homes Harrier Chase development 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 HALLWAY

With staircase leading to the first floor.

CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.



LOUNGE

16'2" x 11'11" (narrowing to 8'0") approx (4.93m x 3.63m (narrowing to 2.44m) approx)

With window to the front elevation.



DINING KITCHEN

15'0" x 10'6" approx (4.57m x 3.20m approx)

Having a range of contemporary base and wall units with complementing worksurfaces, ceramic sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob, fridge/freezer, dishwasher and washing machine. Window to rear. Ample space for a dining table and chairs. Double doors open out to the rear garden.



FIRST FLOOR

LANDING

With Airing cupboard and access to the part boarded loft via a hatch.

BEDROOM 1

11'9" x 8'6" approx (3.58m x 2.59m approx)
Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to side.



BEDROOM 2

10'2" x 8'6" approx (3.10m x 2.59m approx)
Window to rear.



BEDROOM 3

8'9" x 6'4" approx (2.67m x 1.93m approx)
Window to front.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.
Window to rear.



OUTSIDE

A lawned garden extends to the rear with a patio area and fenced boundary. To the front of the property are two designated parking spaces.



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

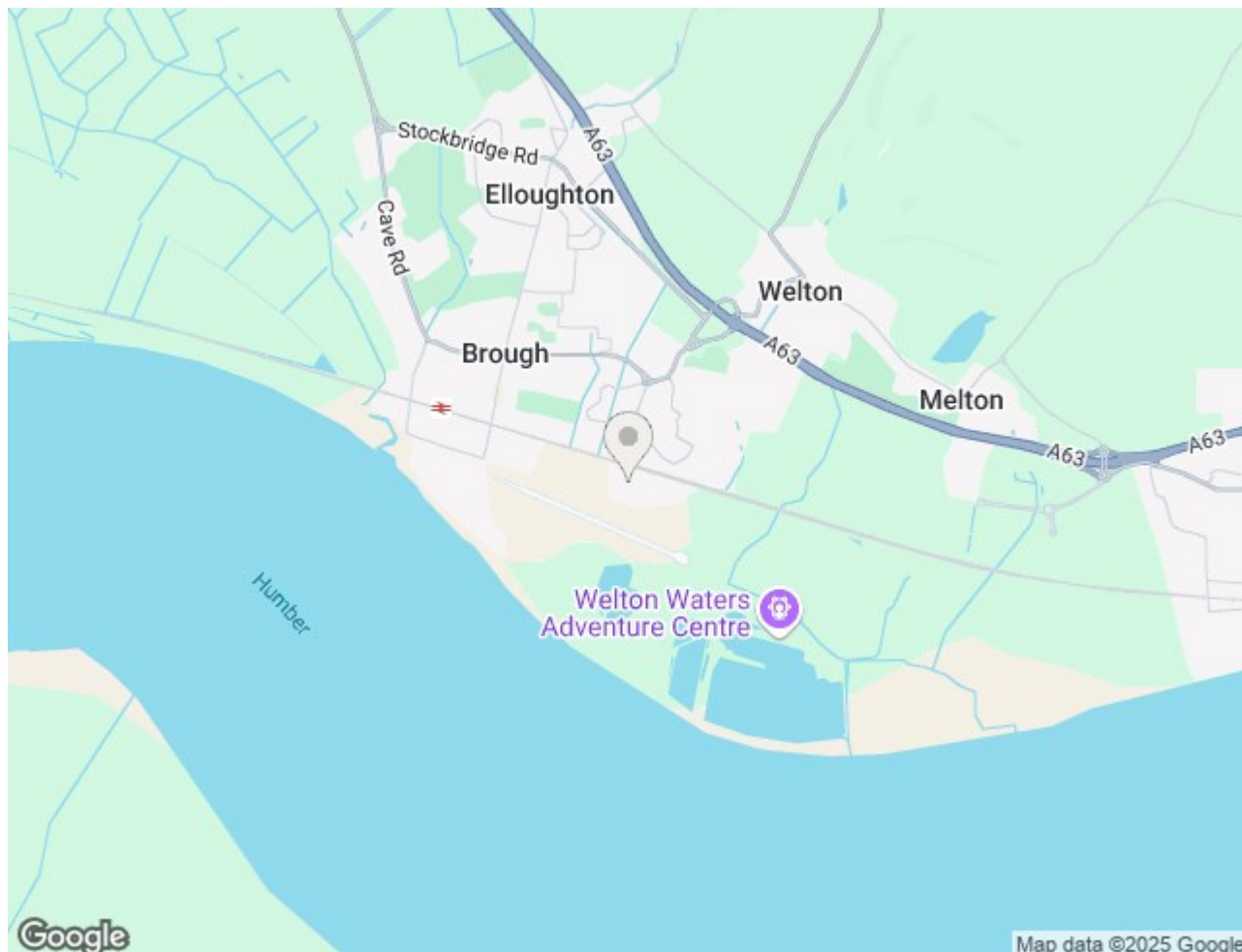
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

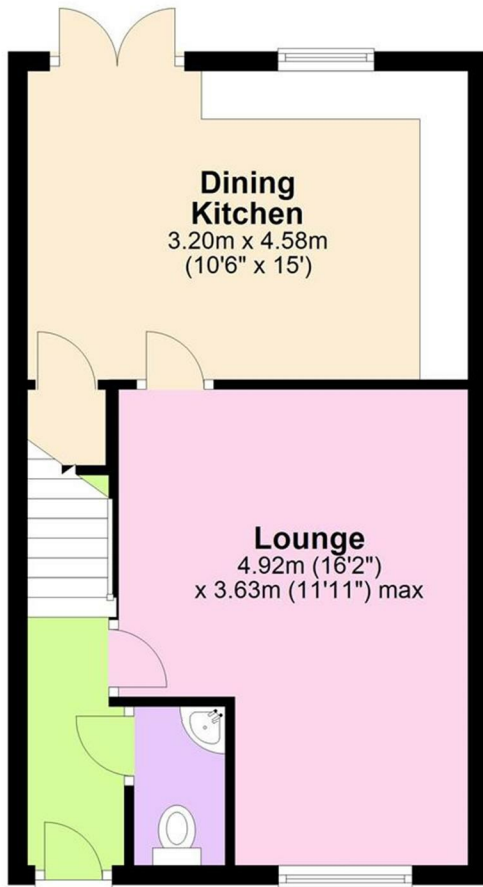
VALUATION SERVICE

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. 37.6 sq. metres (405.1 sq. feet)




First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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