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Matthew  
**Limb**  
MOVING HOME



*7 Tudor Close, Brough, East Yorkshire, HU15 1TY*

- 📍 End Terrace Townhouse
- 📍 Three Beds/Two Ensuite
- 📍 South Facing Garden
- 📍 Council Tax Band = D

- 📍 Three Storey
- 📍 Wren Dining Kitchen
- 📍 Garage & Parking
- 📍 Freehold/EPC = C

**£229,950**

## INTRODUCTION

We are delighted to offer for sale this well presented end terraced townhouse. Enjoying a southerly facing rear garden, the property offers well proportioned family accommodation and forms part of this modern development by Persimmon Homes. Arranged over three floors, the versatile accommodation offers an entrance hallway with shower/cloakroom, utility room and third bedroom/study. At first floor level, there is a formal lounge with Juliet balcony overlooking the front elevation and a recently-refitted kitchen by Wren with a dining area. On the upper floor, there are two double bedrooms, both with ensuite facilities. The accommodation boasts gas-fired central heating and uPVC double glazed windows. There is a block paved driveway to the front of the property providing off-street parking and giving access to a single integral garage. There is a gravelled area providing an additional parking area.

## LOCATION

Tudor Close is located off Hanover Drive which leads off Myrtle Way and forms part of the modern development to the eastern fringe of Brough 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 HALLWAY

With cloaks recess, useful storage cupboard, feature flooring internal door to garage and stairs leading to first floor level.

### SHOWER ROOM

With shower cubicle, wash hand basin and low flush WC, half tiling to walls, extractor fan, uPVC double glazed window and tiled floor.

### BEDROOM 3 / STUDY

8'10 x 7'8 (2.69m x 2.34m)

Offering flexible accommodation, with uPVC double glazed window overlooking the rear garden.



### *UTILITY ROOM*

7'8 x 6'0 (2.34m x 1.83m)

With fitted floor units, sink unit with mixer tap, laminate working surfaces, plumbing for automatic washing machine, space for tumble dryer, wall-mounted gas-fired boiler, extractor fan, tiled floor and external access door leading to the rear garden.



### *FIRST FLOOR*

#### *LANDING AREA*

With stairs leading to second floor level.

## LOUNGE

15'7 max x 15'4 (4.75m max x 4.67m)

With TV point, uPVC double glazed French doors leading to Juliet balcony and uPVC double glazed window.



### *DINING KITCHEN*

15'4 maximum x 13'0 maximum (4.67m maximum x 3.96m maximum)  
With an extensive range of 'Wren' fitted floor and wall units with gloss fronts incorporating a range of integrated appliances comprising four-ring gas hob with feature extractor hood over, single electric fan oven, dishwasher and fridge/freezer, one and a half bowl sink unit with mixer tap, laminate working surfaces, tiled splashbacks, concealed lighting, TV point, uPVC double glazed windows and feature flooring.



### *SECOND FLOOR*

### *LANDING AREA*

With loft access hatch.

### *BEDROOM 1*

15'5 x 12'9 (4.70m x 3.89m)

With TV point and uPVC double glazed windows to the front elevation.



### *ENSUITE BATHROOM*

With a modern three piece suite comprising bath with mixer tap/shower attachment, pedestal wash hand basin and low flush WC, half tiling to walls, extractor fan and uPVC double glazed window.



## *BEDROOM 2*

15'5 x 13'0 max (4.70m x 3.96m max)

With built-in cylinder/airing cupboard, uPVC double glazed windows giving views to the River Humber and countryside beyond.



## *ENSUITE SHOWER ROOM*

With shower cubicle, pedestal wash hand basin and low flush WC, half tiling to walls and uPVC double glazed window.



## *OUTSIDE*

To the front of the property is a block paved driveway providing off-street parking and giving access to a single integral garage. There is a gravelled area for additional parking. There is a useful outside store cupboard,

Directly adjoining the rear of the property is a southerly facing paved patio area with lawned garden beyond with fenced boundaries. There is gated pedestrian access.



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

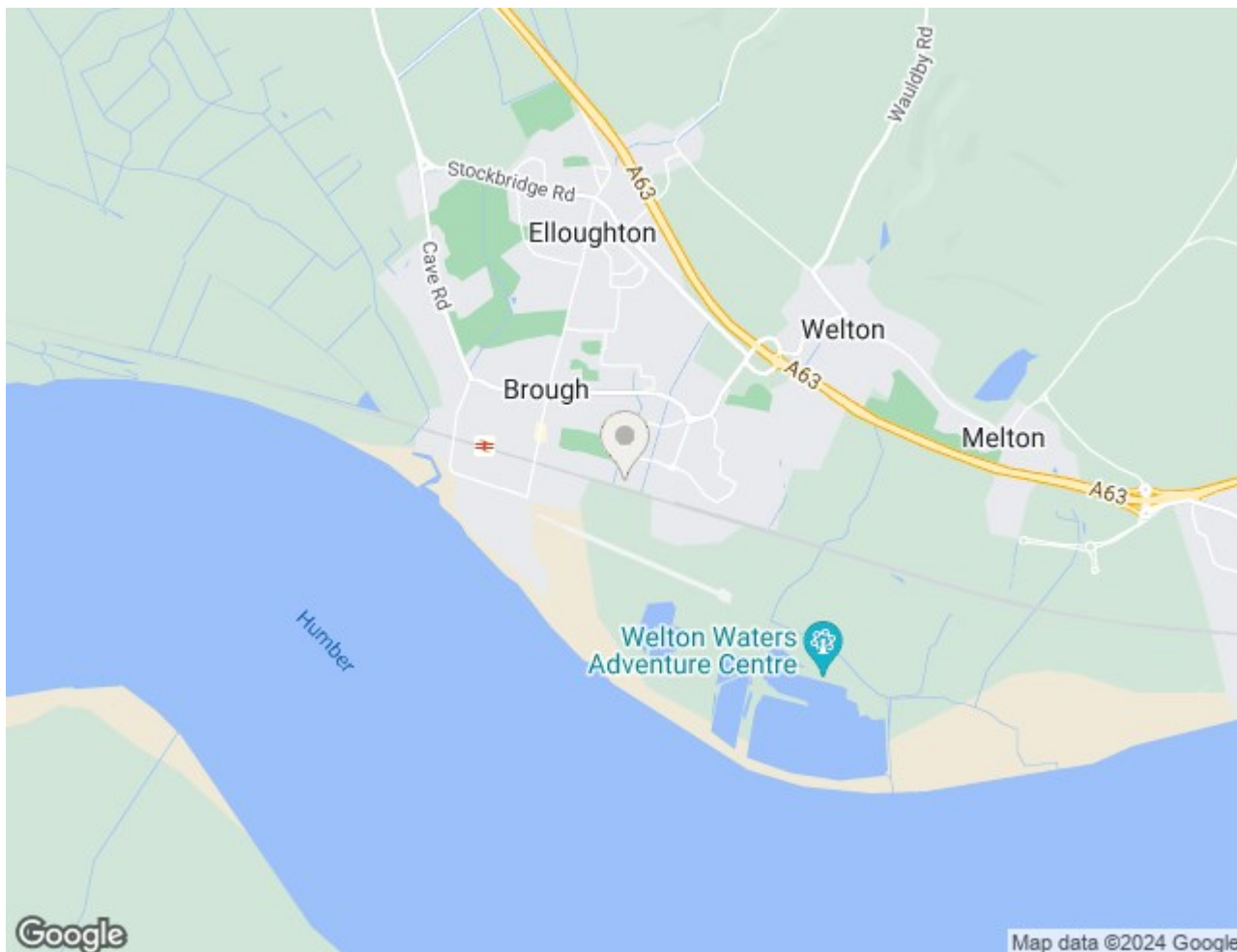
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

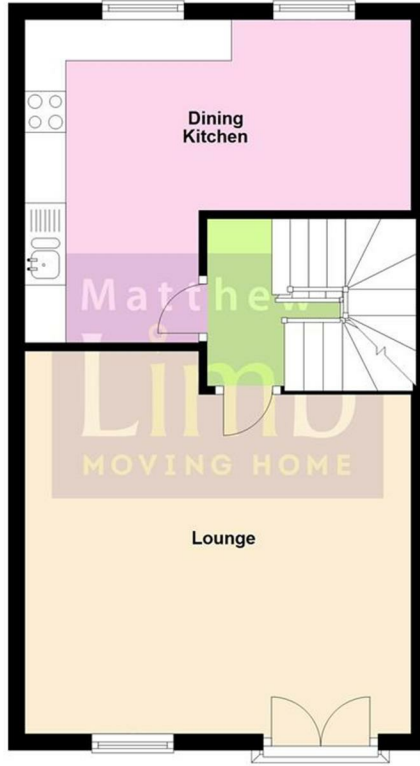
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



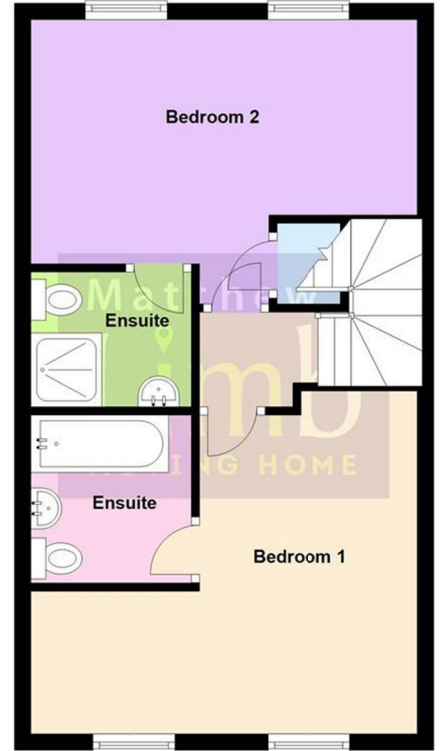
**Ground Floor**  
Approx. 421.2 sq. feet



**First Floor**  
Approx. 441.3 sq. feet



**Second Floor**  
Approx. 441.3 sq. feet



Total area: approx. 1303.9 sq. feet

