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**Limb**  
MOVING HOME



*10 Myrtle Way, Brough, East Yorkshire, HU15 1SR*

- 📍 Semi Detached Townhouse
- 📍 Attractively Situated
- 📍 Very Well Presented
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 First Floor Lounge
- 📍 Gardens & Garage
- 📍 Freehold/EPC = C

*Offers In Excess Of £210,000*

## INTRODUCTION

Attractively situated being set back from Myrtle Way behind a wall, sits this very well presented semi detached townhouse. Ready to move into, this lovely home has a versatile range of accommodation over 3 floors which briefly comprises an entrance hallway, downstairs shower room, bedroom 3/office and a utility room. On the first floor is the living room and modern fitted kitchen. Upon the upper floor lie two double bedrooms with the main having an en-suite and there is also a separate bathroom. The accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing, recently installed carpets and decoration. Outside a driveway provides parking in front of an integral garage and there is also a hard gravelled area adjacent to the wall which provides a further parking opportunity. The rear garden is set out for ease of maintenance with artificial grass. There is also a garden shed.

## LOCATION

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 leading to first floor off and cupboard beneath.

### CLOAKS/SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle.



## BEDROOM 3/OFFICE

9'0" x 8'0" approx (2.74m x 2.44m approx)  
With double doors leading out to the rear garden.



## UTILITY ROOM

6'2" x 5'9" approx (1.88m x 1.75m approx)  
With fitted units, sink and drainer, plumbing for automatic washing machine. External access door to rear.



## FIRST FLOOR

### LANDING

With window to front elevation, further staircase leading up to the second floor.

## LIVING ROOM

16'10" x 13'10" approx (5.13m x 4.22m approx)

With window to rear elevation. Plenty of room for settee and dining suite.



## KITCHEN

8'6" x 8'2" approx (2.59m x 2.49m approx)

A feature refitted kitchen having a range of base and wall mounted units with work surfaces and contrasting coloured glass upstands. There is an integrated oven, 4 ring gas hob with extractor hood above, dishwasher, one and a half sink and drainer, window to front elevation.



## SECOND FLOOR

### LANDING

### BEDROOM 1

128" x 8'8" approx (39.01m x 2.64m approx)

With fitted wardrobes, drawers, window to rear elevation.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin with cabinet, shower enclosure, tiled surround.



## BEDROOM 2

11'5" x 9'9" approx (3.48m x 2.97m approx)  
With fitted wardrobes and built in cupboards. Two windows to front elevation.



## BATHROOM

With low level W.C., wash hand basin and bath.



## OUTSIDE

Outside a driveway provides parking in front of an integral garage and there is also a hard gravelled area adjacent to the wall which provides a further parking opportunity. The rear garden is set out for ease of maintenance with artificial grass. There is also a garden shed.



## 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

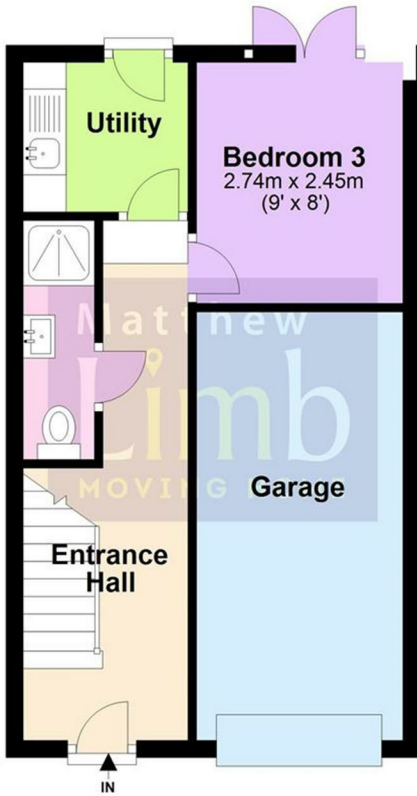
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



## Second Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

