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**Limb**  
MOVING HOME



*1 Lady Anne Way, Brough, East Yorkshire, HU15 1FR*

📍 6 Bedrooms!

📍 Modern Detached house

📍 Great Corner Plot

📍 Council Tax Band = F

📍 Excellent Parking

📍 Double Garage

📍 Feature West Facing Garden

📍 Freehold/EPC = C

**£495,000**

## INTRODUCTION

This 6 bedroomed detached house stands on one of the best plots in this modern development and benefits from great parking space to the front with an attractive garden to the rear. The property is also attractively situated given that it lies at the end of a private lane, therefore, has no passing traffic and is adjacent to the open green space to the front which is screened by mature shrubbery and trees. The extensive range of accommodation is depicted on the attached floorplan and covers around 2,400sq. feet across three floors. The layout therefore affords much versatility and currently comprises an entrance hall, cloak/W.C., Large living room, dining room, breakfast kitchen and utility. Upon the first floor are 4 double bedrooms, study, two en-suites and a bathroom. Upon the upper floor lie two further double bedrooms served by a separate shower room. Parking is available to the front in addition to an integral double garage with two automated up and over entry doors. The rear garden has been landscaped for ease of maintenance incorporating an extensive paved terrace with artificial lawn beyond.

## LOCATION

The property occupies a much larger than average plot, being one of the best on the development. The situation is also particularly appealing being tucked away at the end of a private driveway and having an open green space to the front which is screened by mature shrubbery and trees. The property can be accessed via along Constable Way, turning then into Lady Anne Way and the property is situated in the left hand corner. The property is conveniently placed to the east of the village centre and forms part of a popular modern development. 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

Contemporary composite entrance door provides access to:

### ENTRANCE HALLWAY

A spacious central hallway with cloaks cupboard, staircase leading up to the first floor and storage cupboard beneath.



### W.C.

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

## LIVING ROOM

16'6" x 14'9" approx (5.03m x 4.50m approx)  
Overlooking the rear garden with double doors leading out.



## DINING ROOM

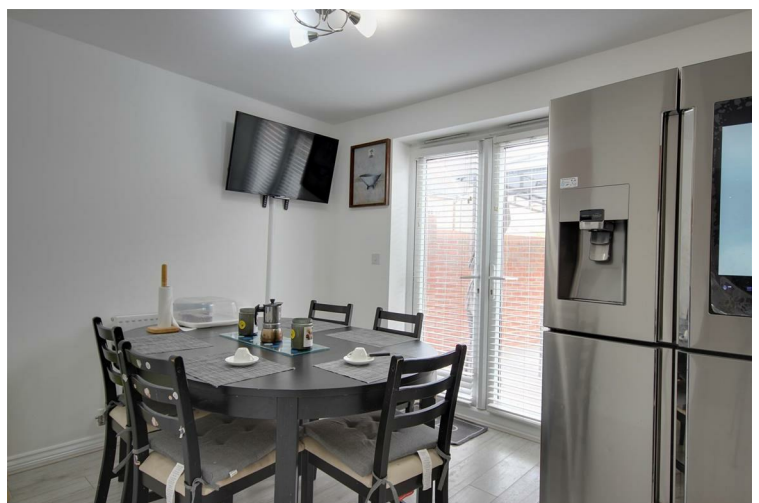
13'3" x 11'0" approx (4.04m x 3.35m approx)  
With window to front elevation.



## BREAKFAST KITCHEN

19'1" x 11'0" approx (5.82m x 3.35m approx)

Narrowing to 8'2". Situated to the rear of the house overlooking the garden and with double doors leading out to the patio. The kitchen features a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer and an integrated double oven, 4 ring gas hob, filter hood above, dishwasher. Ample area for table and chairs.



## UTILITY ROOM

7'0" x 5'2" approx (2.13m x 1.57m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine and space for dryer. Wall mounted central heating boiler. External access door to side elevation.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

12'7" x 10'5" approx (3.84m x 3.18m approx)

Plus a dressing area upon entering the room which is flanked by fitted wardrobes. The bedroom area has a further fitted wardrobe and dressing table. Window to front elevation.



### EN-SUITE BATHROOM

With suite comprising bath having a shower over and screen, low level W.C., wash hand basin.



## BEDROOM 2

15'2" x 11'0" approx (4.62m x 3.35m approx)  
With window to front elevation, fitted wardrobe, vanity wash hand basin. Access to:



## EN-SUITE SHOWER ROOM

This en-suite is in "Jack and Jill" style also providing access to bedroom 3. The suite comprises a low level W.C. and shower enclosure.

## BEDROOM 3

11'2" x 10'6" approx (3.40m x 3.20m approx)  
With fitted wardrobes, window to rear elevation. vanity wash hand basin. Access to the "jack and Jill" shower room.



## BEDROOM 4

11'7" x 10'8" approx (3.53m x 3.25m approx)  
With window to rear elevation.

## STUDY

8'2" x 7'9" approx (2.49m x 2.36m approx)  
With window overlooking the rear garden.

## BATHROOM

With suite comprising low level W.C., wash hand basin and bath, tiling to the walls.



## SECOND FLOOR

### LANDING

With storage/cylinder cupboard off.

### BEDROOM 5

18'7" x 18'3" approx (5.66m x 5.56m approx)

With window to side elevation and two Velux style windows to the rear.



## BEDROOM 6

18'7" x 11'3" approx (5.66m x 3.43m approx)  
With windows to side elevation, Velux style window to the rear.



## SHOWER ROOM

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





## OUTSIDE

The property occupies a fabulous plot which provides excellent parking to the front plus there is an integral double garage which has two automated up and over entry doors. The rear garden has been landscaped for ease of maintenance combining an extensive paved terrace with artificial lawn beyond.



## TENURE

Freehold

## COUNCIL TAX BAND

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

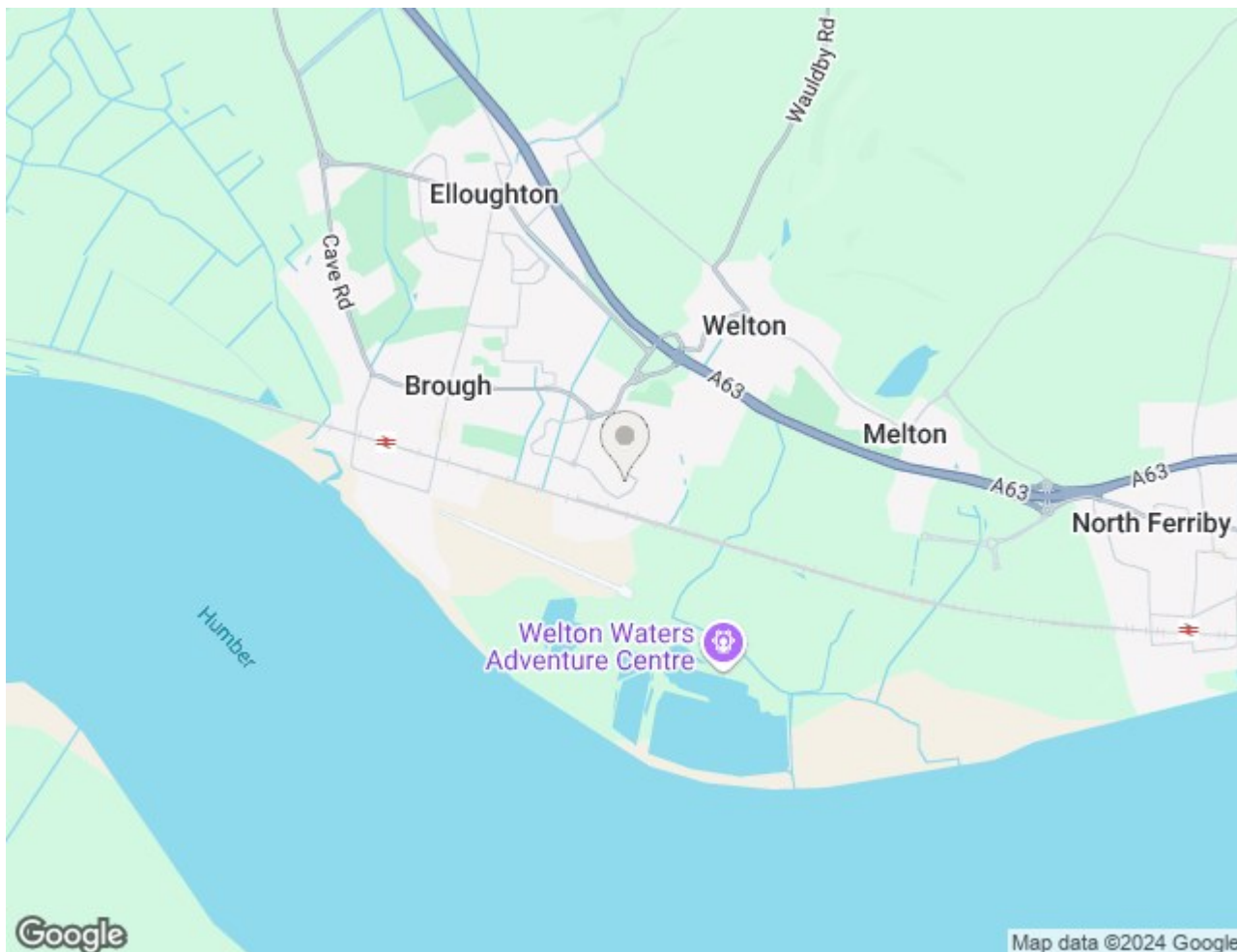
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

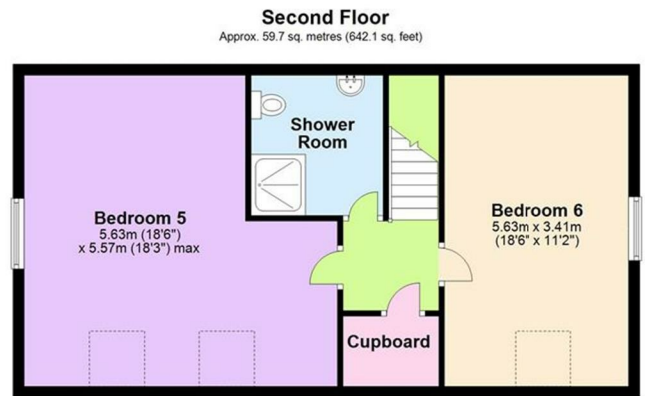
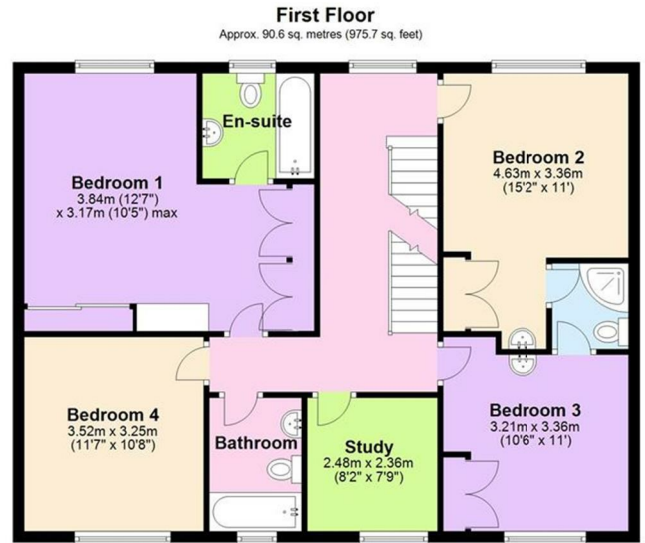
## PHOTOGRAPH DISCLAIMER

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. 252.8 sq. metres (2720.6 sq. feet)

