



*2 Kingscroft Drive, Welton, East Yorkshire, HU15 1FL*

- 📍 Detached House
- 📍 Attractive Layout
- 📍 Twin Aspect Lounge
- 📍 Open Plan Kitchen/Diner
- 📍 Four Good Bedrooms
- 📍 Garden, Drive & Garage
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = C

**£315,000**

## INTRODUCTION

With an attractive layout this modern double fronted detached house is ideal for a growing family. Part of a popular modern development the property stands on a corner style site with enclosed garden, driveway and garage. The property provides good parking for up to 3 cars. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway with cloaks/WC, twin aspect lounge with double doors leading out to the garden and a particular feature is the open plan kitchen/dining/day area with utility situated off. Upon the first floor a galleried landing provides access to four good sized bedrooms served by a bathroom and an en-suite shower room to bedroom 1. The property has the benefit of gas central heating and uPVC double glazing.

The enclosed rear garden enjoys a southerly aspect and incorporates both paved and decked patio areas together with a lawned garden. There is a covered patio area to one corner, ideal for a hot tub or outdoor entertaining.

## LOCATION

Kingscroft Drive is located off Ruskin Way on the eastern fringe of 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 with storage cupboard under.



### CLOAKS/W.C.

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

*LOUNGE*

19'9" x 11'2" approx (6.02m x 3.40m approx)

Window to front elevation and double doors to the side leading out to the garden. There is a feature fireplace.



*KITCHEN*

11'5" x 9'3" approx (3.48m x 2.82m approx)

Having a range of fitted base and wall units with laminate worksurfaces, integrated double oven, five ring gas hob with tiled splashback and hood above, dishwasher, one and a half sink and drainer, tiled surround. Window to side elevation.



### *DINING AREA*

11'6" x 10'2" approx (3.51m x 3.10m approx)  
Window to front elevation.



### *UTILITY*

With fitted units, sink and drainer, plumbing for a washing machine, external access door to rear driveway.



### *FIRST FLOOR*

### *LANDING*

With airing cupboard situated off.



### *BEDROOM 1*

12'0" x 11'5" approx (3.66m x 3.48m approx)  
Window to side elevation.



### *EN-SUITE SHOWER ROOM*

With contemporary suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor, inset spot lights, heated towel rail and window to side. The en-suite benefits from electric underfloor heating.



*BEDROOM 2*

10'9" x 9'9" approx (3.28m x 2.97m approx)  
Window to side elevation.



*BEDROOM 3*

10'3" x 7'8" approx (3.12m x 2.34m approx)  
Window to front elevation.



*BEDROOM 4*

10'0" x 8'1" approx (3.05m x 2.46m approx)  
Window to front elevation.



### BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled surround, window to front.



### OUTSIDE

The property occupies a corner style plot with a driveway providing good parking for up to 3 cars and leading onwards to the single garage. The enclosed rear garden enjoys a southerly aspect and incorporates both paved and decked patio areas together with a lawned garden. There is a covered patio area to one corner, ideal for a hot tub or outdoor entertaining.





*REAR VIEW*



*SIDE VIEW*



*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

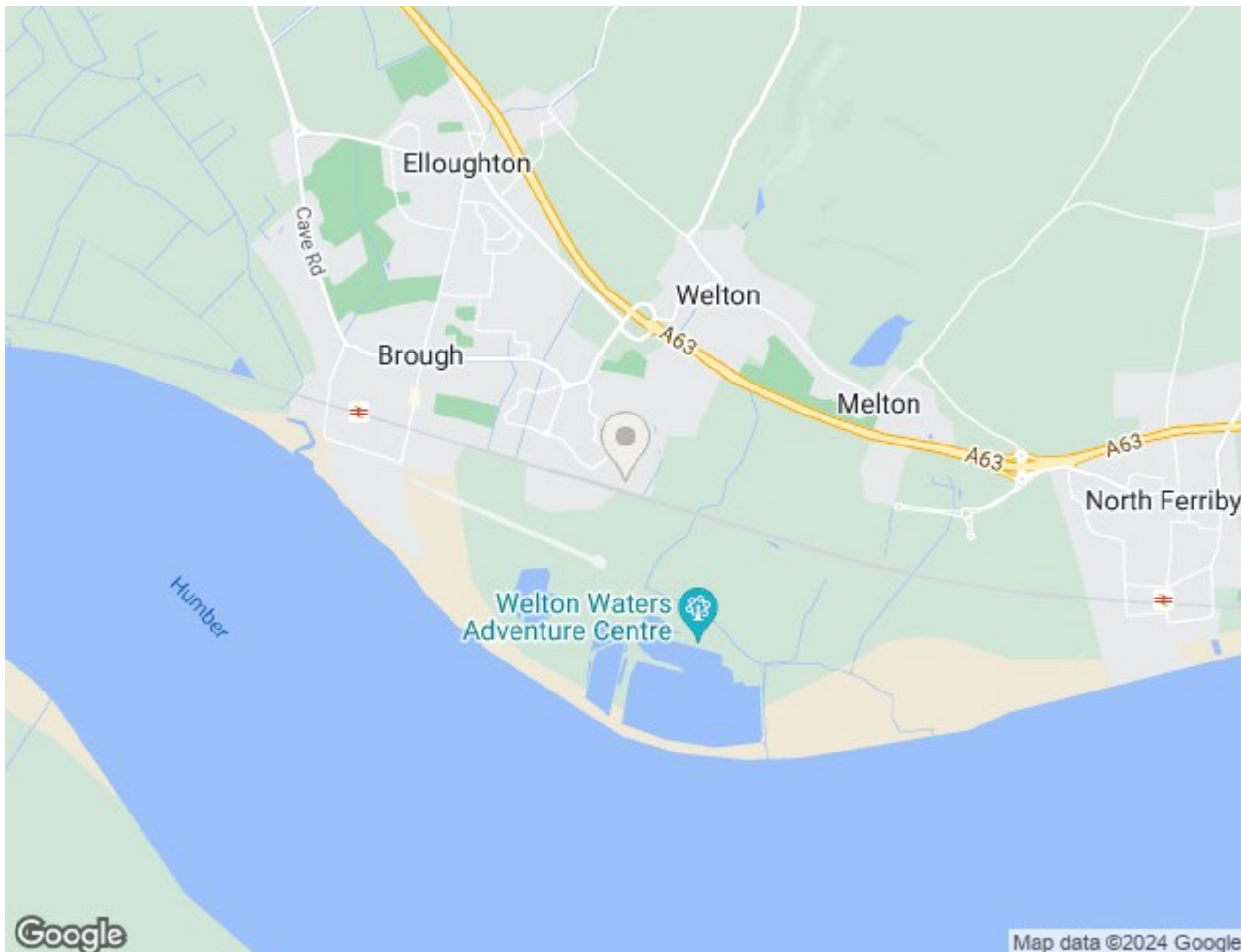
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



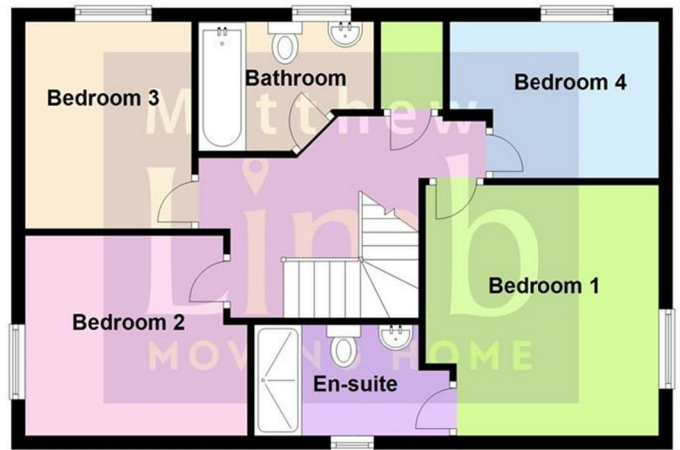
**Ground Floor**

Approx. 56.9 sq. metres (612.2 sq. feet)



**First Floor**

Approx. 56.6 sq. metres (608.9 sq. feet)



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

