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Matthew
Limb
MOVING HOME



29 Blenheim Avenue, Brough, East Yorkshire, HU15 1WP

- 📍 Superb Detached House
- 📍 Contemporary Landscaped Garden
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band E
- 📍 Open Plan Living Kitchen
- 📍 Drive & Single Garage
- 📍 Great Family Home
- 📍 Freehold/EPC = B

£363,000

INTRODUCTION

This superb detached house forms part of a popular modern development and the property has been further enhanced by the current owners including the landscaping of the rear garden. Features of the immaculately presented accommodation include a separate lounge, study and a full width open plan living kitchen with access out to the garden. The ground floor is completed by a cloaks/WC and utility. At first floor are four good bedrooms with an en-suite to bed one. Gas fired central heating and uPVC double glazing are installed.

A side drive provides parking and access to the single garage. The rear garden incorporates extensive paving, lawn and raised rendered borders. In all a fine family home.

LOCATION

Blenheim Avenue is situated within the new housing development to the south of Brough. 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

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off. Cupboard to corner.

WC

With low level WC and wash hand basin.

LOUNGE

16'7" x 11' approx (5.05m x 3.35m approx)

Window to front elevation and opening through to the living kitchen.



STUDY

7'5" x 7' approx (2.26m x 2.13m approx)

Window to front elevation.



KITCHEN/LIVING/DINING

26'8" x 10'2" reducing to 8'5" approx (8.13m x 3.10m reducing to 2.57m approx)

Stretching across the rear of the house this stunning room has windows overlooking the garden and double doors leading out. There is ample area for kitchen dining and settee etc. The kitchen has a range of fitted base and wall mounted units with work surfaces, an integrated oven, four ring gas hob with filter hood, dishwasher and fridge. There is a one and a half sink and drainer.



DINING AREA



UTILITY ROOM

With fitted units, plumbing for automatic washing machine, space for dryer and external access door to side.

FIRST FLOOR

LANDING

Large airing cupboard off housing hot water cylinder.

BEDROOM 1

12'7" x 11'9" approx (3.84m x 3.58m approx)
With windows to both front and side elevations.



EN-SUITE

A stylish en-suite with large shower enclosure, low level WC and wash hand basin.



BEDROOM 2

10'4" x 9'10" approx (3.15m x 3.00m approx)
Window to rear elevation.



BEDROOM 3

11' x 9'3" approx (3.35m x 2.82m approx)
Window to rear elevation.



BEDROOM 4

14'2" x 11'2" max approx (4.32m x 3.40m max approx)
Window to front elevation.



BATHROOM

With suite comprising low level WC, wash hand basin, panelled bath with both rain head and handheld shower system above, screen, tiled surround.



OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides parking and access to the single garage. The rear garden is a particular feature having been contemporary landscaped recently to incorporate extensive paving, a central lawn and raised rendered planters, complimented by quality fencing to the perimeter. There is also a garden area to one side of the house.



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. 60.3 SQ. METRES (649.1 SQ. FEET)



FIRST FLOOR

APPROX. 60.2 SQ. METRES (647.7 SQ. FEET)



TOTAL AREA: APPROX. 120.5 SQ. METRES (1296.8 SQ. FEET)
29 BLENHEIM AVENUE

