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Matthew
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MOVING HOME



9 Allerthorpe Crescent, Brough, East Yorkshire, HU15 1TP

- 📍 Stunning Townhouse
- 📍 Recently Remodelled
- 📍 Six Beds/Three Baths
- 📍 Council Tax Band = F

- 📍 Open Plan Living Kitchen
- 📍 Excellent Parking
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = C

£395,000

INTRODUCTION

Forming part of a desirable residential development, formerly known as "The Heatherways", is this fabulous townhouse which has been renovated and remodelled by the current owner creating a beautiful home. The accommodation is arranged over three floors and briefly comprises an entrance hallway, lounge, cloaks/W.C., utility room plus a stunning open plan living kitchen with bi-folding doors opening out to the rear garden. Upon the second floor are four bedrooms plus a "Jack & Jill" en-suite shower room plus a family bathroom. Two further bedrooms are situated on the second floor served by a contemporary shower room.

Occupying a lovely position with excellent parking for up to three cars to the front and a beautiful rear garden with artificial lawn, patio areas and raised planters.

Definitely one not to miss!

LOCATION

Allerthorpe Crescent is situated off Husthwaite Road which forms part of this popular modern development to the east of the village. 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.



CLOAKS/W. C.

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

LOUNGE

15'7" x 10'8" approx (4.75m x 3.25m approx)
With feature fire surround. Window to front elevation.



UTILITY

8'4" x 6'8" approx (2.54m x 2.03m approx)
With fitted base and wall units, sink and drainer with mixer tap, plumbing for a washing machine and space for tumble dryer. Internal access door to the store with automated roller door.



OPEN PLAN LIVING KITCHEN

25'9" x 10'6" approx (7.85m x 3.20m approx)
Stunning space to the rear of the property. The kitchen has an excellent range of contemporary base and wall units with complementing worksurfaces, one and a half sink nad drainer with shower style mixer tap, double oven, induction hob with filter above, fridge/freezer and dishwasher. There is under unit lighting, tiled floor, inset spot lights and window to rear.



KITCHEN AREA



LIVING AREA



DINING AREA

11'8" x 6'2" approx (3.56m x 1.88m approx)
With bi-folding doors opening out to the rear garden.



FIRST FLOOR

LANDING

With staircase leading to the second floor. Airing cupboard and window to front.

BEDROOM 1

16'1" x 11'2" approx (4.90m x 3.40m approx)
With fitted wardrobes and window to front.



"JACK & JILL" EN-SUITE SHOWER ROOM

Accessed from both bedroom 1 and bedroom 2.

Contemporary suite comprising a large walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to floor, heated towel rail and windows to side and rear elevations.



BEDROOM 2

11'0" x 10'1" approx (3.35m x 3.07m approx)

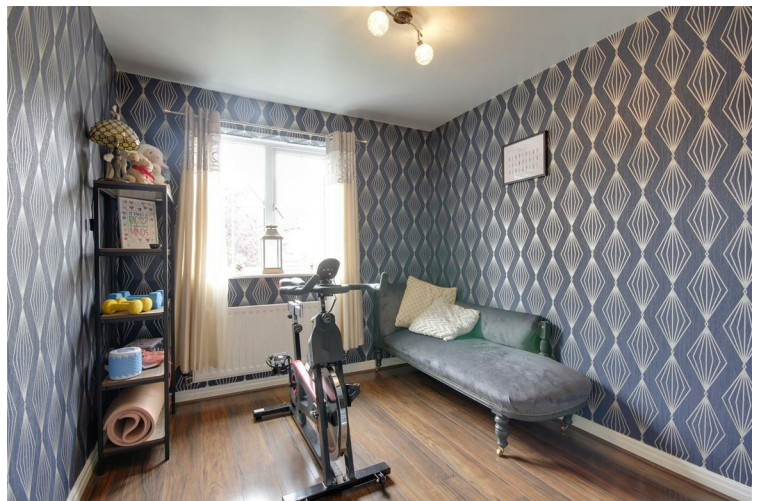
With fitted wardrobe and window to rear. Access to en-suite.



BEDROOM 3

9'5" x 8'4" approx (2.87m x 2.54m approx)

Window to rear.



BEDROOM 4

8'8" x 7'11" approx (2.64m x 2.41m approx)
Window to front elevation.



BATHROOM

With suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



SECOND FLOOR

LANDING

BEDROOM 6

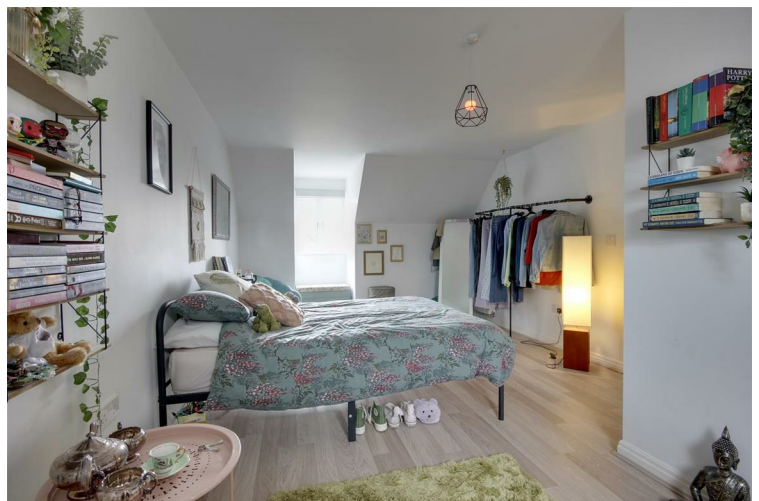
18'10" x 11'0" approx (5.74m x 3.35m approx)
Narrowing to 9'0" approx. Window to side and Velux style window to rear.



BEDROOM 5

18'10" x 11'7" approx (5.74m x 3.53m approx)
Narrowing to 7'9" approx.

Window to front and Velux style window to rear.



SHOWER ROOM

With contemporary suite comprising a walk in shower, wash hand basin with cabinet under and low flush W.C. Tiling to walls and floor, Velux style window to rear.

OUTSIDE

The property occupies a lovely cul-de-sac position and there is parking for up to the three cars. The beautiful rear garden has many areas of interest with patio areas, raised planters and artificial lawn.



REAR 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 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.



Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



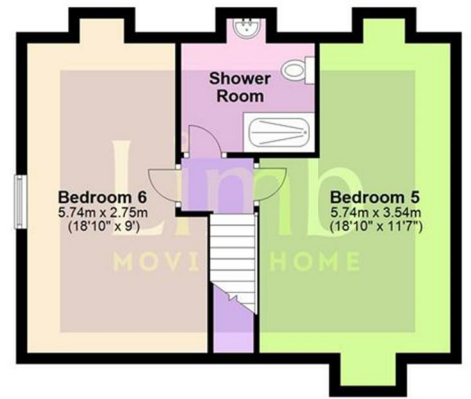
First Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Second Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 171.9 sq. metres (1850.6 sq. feet)

