



12 Harewood Crest, Brough, East Yorkshire, HU15 1QD

- Well Presented Townhouse
- Three Double Bedrooms
- Fantastic Lounge/Diner
- Council Tax Band = D
- Ample Off Street Parking
- Low Maintenance Garden
- Lovely Cul-de-Sac Position
- Freehold / EPC = C

Offers In The Region Of £215,000

INTRODUCTION

Viewing is recommended of this attractive bay-fronted townhouse which is tucked away in this cul-de-sac location. Offering well presented accommodation which is arranged over three floors, the property boasts gas central heating and uPVC double glazing and briefly comprises an entrance hallway with cloaks/WC and a contemporary fitted breakfast kitchen with built-in appliances. A particular feature of the accommodation is the impressive and spacious rear lounge with part-vaulted ceiling with skylights and double doors leading onto the rear garden. At first floor level, there are two double bedrooms and a contemporary bathroom. The upper floor is dedicated to the main bedroom suite which has a large bedroom area with fitted wardrobes and en suite shower room. There is ample off-street parking to the front of the property and an enclosed low maintenance rear garden.

LOCATION

The property is situated along a cul-de-sac off Harewood Crest which runs off Ruskin Way in 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. Oak flooring.

CLOAKS/W.C.

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

KITCHEN

10'11" x 9'2" approx (3.33m x 2.79m approx)

Having an excellent range of fitted base and wall units with solid oak worksurfaces, sink unit with mixer tap, oven, four ring gas hob with filter hood above, tiled splashbacks, plumbing for a washing machine and space for tumble dryer. Bay window to the front elevation.



LOUNGE/DINER

17'2" x 15'7" approx (5.23m x 4.75m approx)

This impressive room is a particular feature of the accommodation with a part-vaulted ceiling with two Velux windows and uPVC double glazed patio doors leading to the rear garden.



DINING AREA



FIRST FLOOR

LANDING

With staircase leading to the second floor.

BEDROOM 2

15'7" x 11'1" approx (4.75m x 3.38m approx)

With built in wardrobes, storage cupboard and windows to rear elevation.



BEDROOM 3

10'6" x 8'6" approx (3.20m x 2.59m approx)

Window to front.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and storage cupboard.



SECOND FLOOR

BEDROOM 1

15'7" x 12'2" approx (4.75m x 3.71m approx)
Measurements up to fitted wardrobes. Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Velux window to rear.



OUTSIDE

There is ample off-street parking to the front of the property and an enclosed low maintenance rear garden with artificial lawn, patio and fencing to the boundary.



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.

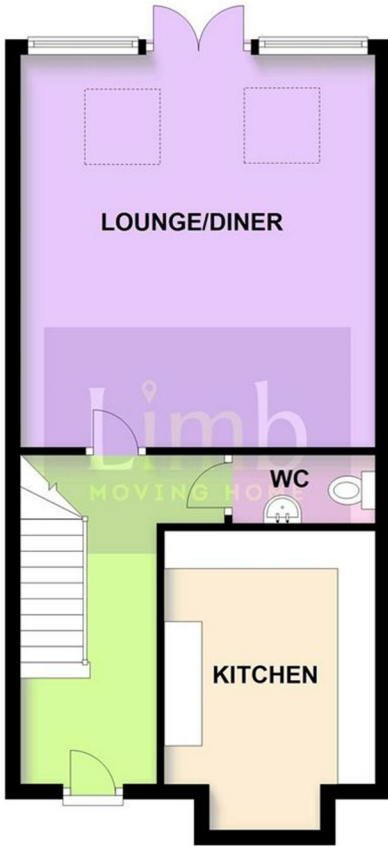
VALUATION SERVICE

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. 46.7 SQ. METRES (502.5 SQ. FEET)



FIRST FLOOR

APPROX. 37.0 SQ. METRES (398.4 SQ. FEET)



SECOND FLOOR

APPROX. 20.7 SQ. METRES (222.7 SQ. FEET)



TOTAL AREA: APPROX. 104.4 SQ. METRES (1123.6 SQ. FEET)
12 HAREWOOD CREST, BROUG

