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**Limb**  
MOVING HOME



*2 Allerthorpe Crescent, Brough, East Yorkshire, HU15 1TP*

- 📍 Beautiful Detached House
- 📍 Fabulous Open Plan Kitchen
- 📍 Five Beds / Four Baths
- 📍 Council Tax Band = F
- 📍 Stunning South Facing Garden
- 📍 Lounge & Study
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC =

*Guide Price £499,950*

## INTRODUCTION

Guide Price £499,950 to £520,000

Welcome to Allerthorpe Crescent, Brough - a stunning property that offers the perfect blend of space, comfort, and style. This detached house boasts 3 reception rooms, 5 bedrooms, and 4 bathrooms spread across a generous 2,355 sq ft of living space.

One of the standout features of this property is the fabulous open plan living kitchen, providing the ideal space for entertaining guests or simply enjoying quality time with family. Occupying one of the largest plots on the development, the south-facing landscaped rear garden is a delightful spot to soak up the sun and relax in the fresh air. With various patio area, artificial grass and many areas of interest.

Convenience is key with parking available for up to 4 vehicles plus a double garage, ensuring you and your guests will never have to worry about finding a spot. Whether you're a growing family in need of space or someone who loves to host gatherings, this property offers the versatility to cater to your lifestyle.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and comfort that Allerthorpe Crescent has to offer.

## 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 suite comprising a low flush W.C. and vanity unit with wash hand basin. Half tiling to walls, window to side.





## STUDY

7'4" x 7'2" approx (2.24m x 2.18m approx)  
Window to front



## LOUNGE

17'2" x 13'3" approx (5.23m x 4.04m approx)  
With feature fire surround housing a remote controlled gas fire.  
Window to front and double doors open through the living kitchen.



## OPEN PLAN LIVING KITCHEN

Stunning space situated to the rear of the property.



## KITCHEN / DINING AREA

27'9" x 12'9" approx (8.46m x 3.89m approx)

Having a range of contemporary base and wall units with quartz worksurfaces, inset sink unit with shower style mixer tap, double oven, microwave, induction hob with filter hood above, dishwasher and washer/dryer. There is a large corner pantry and a cupboard housing the gas central heating boiler. Tiled floor with underfloor heating, inset spot lights, and window to rear. Open plan through to the living area.



## LIVING AREA

With underfloor heating, bi-fold doors and sliding doors leading out to the south facing rear garden.



## FIRST FLOOR

### LANDING

With window to front and large storage cupboard. Staircase up to the second floor.

### BEDROOM 1

15'10" x 10'8" approx (4.83m x 3.25m approx)  
With built in wardrobes and window to front.





## EN-SUITE SHOWER ROOM

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



## BEDROOM 2

11'9" x 10'3" approx (3.58m x 3.12m approx)  
With built in wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With contemporary suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls and floor, window to side.



## BEDROOM 3

11'6" x 10'3" approx (3.51m x 3.12m approx)  
With built in wardrobes and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Fully tiled with inset spot lights and window to rear.



## SECOND FLOOR

### LANDING

With storage cupboard.

## BEDROOM 4

19'1" x 10'9" approx (5.82m x 3.28m approx)  
With built in wardrobes, window to front and Velux window to rear.



## BEDROOM 5

18'1" x 9'8" approx (5.51m x 2.95m approx)  
With built in wardrobe, window to side and Velux window to rear.



## SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin, tiling to walls and floor, heated towel rail and window to rear.





*OUTSIDE*

With one of the largest plots on the development, the garden is an absolute delight. With a sunny south facing aspect, its an ideal place to enjoy, relax or entertain in. Thoughtfully landscaped and set out for ease of maintenance, features include patio areas, artificial grass and attractively stocked borders creating many areas of interest.



*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

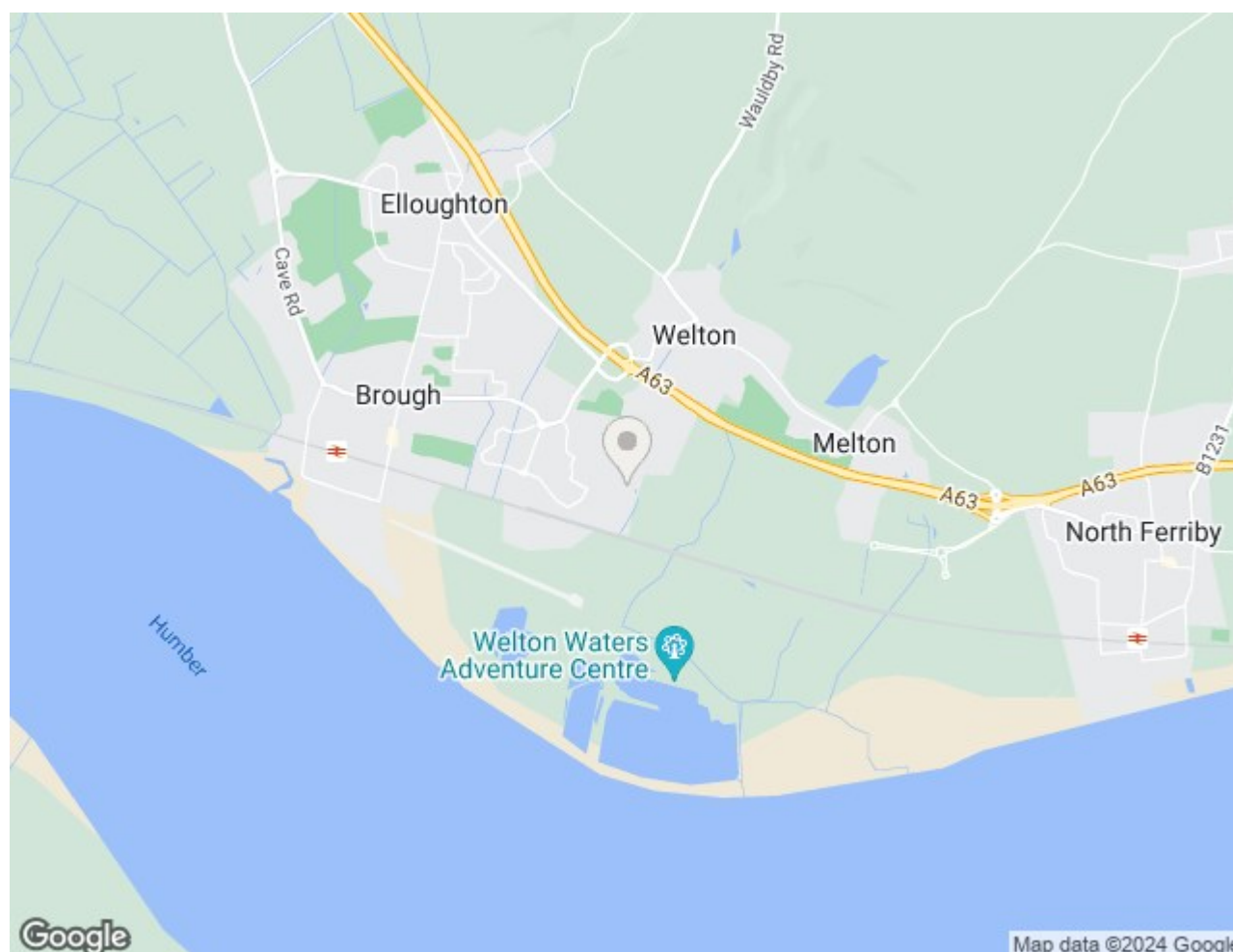
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

## PHOTOGRAPH DISCLAIMER

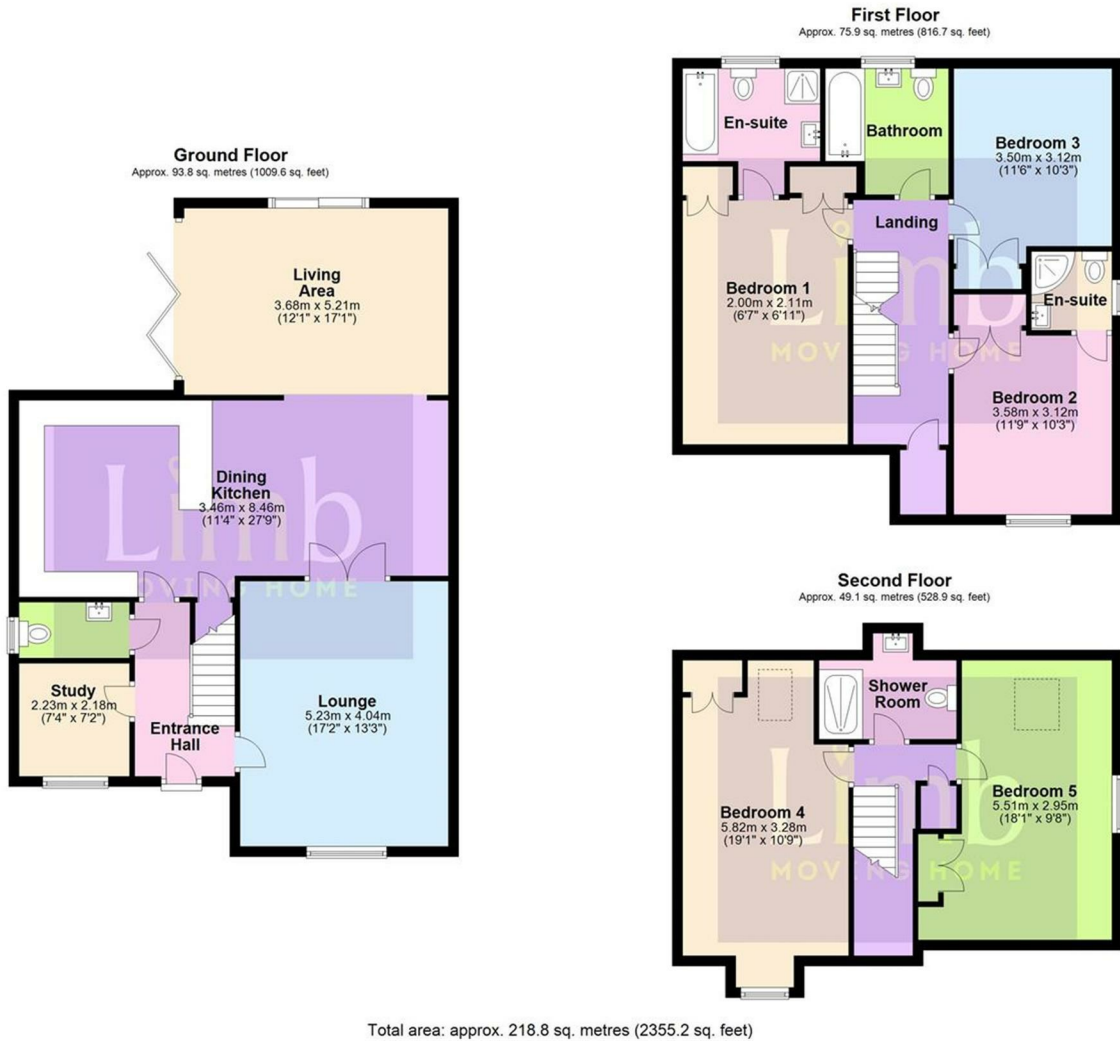
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.


## 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	