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**Limb**  
MOVING HOME



*4 Saltgrounds Road, Brough, East Yorkshire, HU15 1EG*

- 📍 Sem-Detached House
- 📍 Beautiful Gardens
- 📍 Garden Cabin
- 📍 Council Tax Band = B
- 📍 Two Double Bedrooms
- 📍 Two Reception Rooms
- 📍 Parking for up to Four Cars
- 📍 Freehold / EPC = E

**£235,000**



## INTRODUCTION

Welcome to this charming semi-detached house. As you step inside, you are greeted by two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

This lovely home boasts two double bedrooms, offering ample space for a small family or guests. The contemporary bathroom adds a touch of modernity to the property, blending seamlessly with its traditional charm.

One of the standout features of this house is the beautiful gardens that surround it, including a vegetable garden for those with green fingers. Imagine spending sunny afternoons tending to your plants or enjoying a cup of tea surrounded by nature.

Parking will never be an issue with space for up to 4 vehicles, ensuring convenience for you and your visitors. Additionally, the garden cabin provides a versatile space that can be used as a home office, a creative studio, or a peaceful retreat away from the main house.

Don't miss the opportunity to own this delightful property. With its blend of historic appeal and modern amenities, this house offers a unique and comfortable living experience. Contact us today to arrange a viewing and make this house your new home!

## LOCATION

The property is located within the old part of Brough which lies to the western side of the village centre. 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 up to the first floor

### LOUNGE

13'1" x 14'2" approx (3.99m x 4.32m approx)

Measurements into bay window. Having a log burning stove upon a tiled hearth with oak mantle above.



## DINING ROOM

13'3" x 13'1" approx (4.04m x 3.99m approx)  
With French doors opening out to the rear garden.



## CLOAKS/W.C.

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

## BREAKFAST KITCHEN

25'1" x 9'7" approx (7.65m x 2.92m approx)  
Narrowing to 8'6" approx.  
Having a range of fitted units with solid oak worktops, Belfast sink, space for a range cooker, plumbing for a washing machine, windows to side and French doors lead out to the rear garden.



*BREAKFAST AREA*



*FIRST FLOOR*

*LANDING*

With storage cupboard.



**BEDROOM 1**

16'9" x 12'0" approx (5.11m x 3.66m approx)  
Windows to front elevation.



**BEDROOM 2**

13'3" x 10'3" approx (4.04m x 3.12m approx)  
With decorative cast fireplace and window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C., part tiling to walls, heated towel rail, airing cupboard and windows to side.



## OUTSIDE

An extensive parking forecourt extends to the front providing off street parking for up to four cars. A gate to the side leads to the beautifully tended rear garden. There is an area to the side with useful bin storage. There is a gravelled area with attractive borders and the timber outbuilding which has power and lighting plus a wall mounted electric heater - ideal for use as a home office. Beyond the timber cabin is a lawned garden with hedging to the boundary plus a delightful gravelled seating area.. There is an allotment/vegetable garden to the rear with fruit trees and a detached garage which can be accessed from the tenfoot off King Edward Terrace.

*LAWNED GARDEN*





*VEGETABLE GARDEN/ALLOTMENT*



*SIDE PATIO & BIN STORE*





## FRONT DRIVEWAY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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

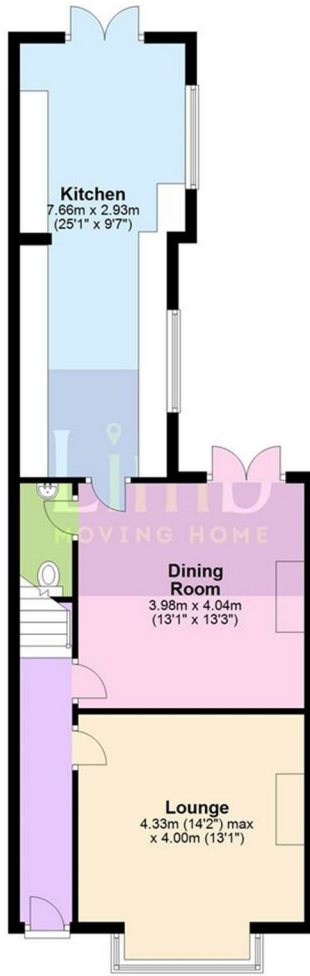
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





**Ground Floor**

Approx. 61.1 sq. metres (657.4 sq. feet)



**First Floor**

Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

