

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



45 Augustus Drive, Brough, East Yorkshire, HU15 1DH

- 📍 Semi-Detached House
- 📍 Two Bedrooms
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = B

- 📍 Lounge & Conservatory
- 📍 Open Views To rear
- 📍 Drive & Garage
- 📍 Freehold / EPC = D

£187,500

INTRODUCTION

Occupying a cul-de-sac position with open views to the rear is this well presented semi-detached house. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, contemporary kitchen with appliances and a large conservatory. Upon the first floor are two good sized bedrooms and a modern bathroom with shower facility. The property has the benefit of gas central heating to radiators and uPVC double glazing.

A lawned garden extends to the front and a side drive provides ample off street parking and leads up to the single garage. The rear garden is mainly laid to lawn.

LOCATION

Augustus Drive is situated off Centurion 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 HALL

With door to:

LOUNGE

17'3" x 12'9" approx (5.26m x 3.89m approx)

With window to front and staircase leading up to the first floor with cupboard under.



KITCHEN

12'8" x 6'8" approx (3.86m x 2.03m approx)

With contemporary base and wall units, contrasting worksurfaces, sink and drainer with mixer tap, oven, microwave, hob with filter hood above, dishwasher and fridge/freezer. There is plumbing for a washing machine, breakfast bar and patio doors lead out to the conservatory.



CONSERVATORY

11'1" x 9'6" approx (3.38m x 2.90m approx)

With doors leading out to the garden.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

12'9" x 8'8" approx (3.89m x 2.64m approx)
Window to front.



BEDROOM 2

12'9" x 6'11" approx (3.89m x 2.11m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over, vanity unit with wash hand basin and low flush W.C. Window to side.



OUTSIDE

A lawned garden extends to the front and a side drive provides ample off street parking and leads up to the single garage. The rear garden is mainly laid to lawn.



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.

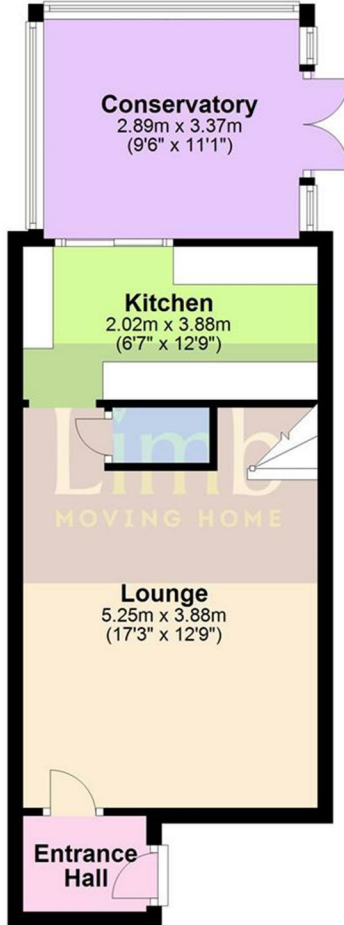
VALUATION SERVICE

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. 40.9 sq. metres (440.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

