

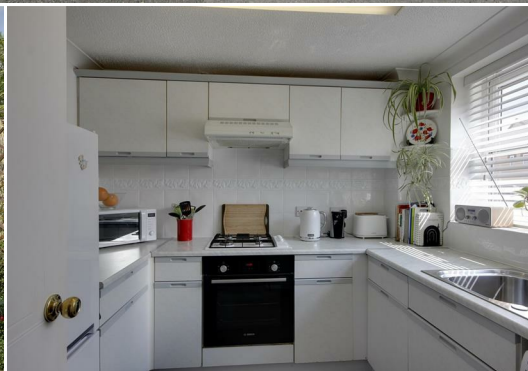
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**Limb**  
MOVING HOME



*116 Blackburn Avenue, Brough, East Yorkshire, HU15 1ER*

📍 End Terraced House

📍 West Facing Garden

📍 C/Heating & uPVC D/G

📍 Council Tax Band B

📍 Two Bedrooms

📍 Two Parking Spaces

📍 Sought After Location

📍 Freehold/EPC = C

*Offers Over £150,000*

## *INTRODUCTION*

This delightful end terraced house occupies a cul-de-sac position within this popular residential location. The accommodation has the benefit of gas central heating, replacement uPVC double glazing and a security alarm. Offered in ready to move into condition, the accommodation comprises an entrance hall, fitted kitchen with some built-in appliances, spacious lounge with dining area and double doors leading to the rear garden. At first floor, there are two bedrooms and a modern bathroom with shower facility.

The attractive rear garden enjoys a westerly aspect. Directly adjoining the rear of the property is a paved patio area with lawned garden beyond with established well stocked borders with fenced boundaries, garden shed and pedestrian access gate leading to the parking area where two allocated parking bays are located.

## *LOCATION*

The property is located in a small popular cul-de-sac of similar properties along Blackburn Avenue located off Skillings Lane and is ideally placed to take advantage of Brough's good range of shops and amenities. There is a nearby primary school with secondary schooling at South Hunsley which lies a few miles away. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station which is located a short walk away.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALLWAY*

With covings.



## LOUNGE/DINER

15'6 x 11'10 (4.72m x 3.61m)

With coving, TV point and double doors (with concealed blinds) leading to the rear garden. With stairs to first floor level.



## KITCHEN

8'8 x 7'11 (2.64m x 2.41m)

With a range of fitted floor and wall units with laminate worksurfaces, sink and drainer, tiled splashbacks, Bosch single electric oven, four ring gas hob with filter hood above, plumbing for automatic washing machine, space for fridge/freezer, wall-mounted gas-fired combi boiler and window to front elevation.



## FIRST FLOOR

## LANDING AREA

### BEDROOM 1

12'0 x 11'11 (3.66m x 3.63m)

With fitted wardrobes to one wall and window overlooking the rear garden.



### BEDROOM 2

12'2 x 5'9 (3.71m x 1.75m)

With window to front elevation.



### BATHROOM

With a modern suite comprising a bath with shower over, shower screen, pedestal wash hand basin and low flush WC. Heated towel rail, extractor fan, half tiling to walls, useful storage cupboard and window to front elevation.





## OUTSIDE

There is a open-plan small lawned garden area to the front and a path leading to the front door.

The attractive rear garden enjoys a westerly aspect with paved patio area directly adjoining the rear of the property with lawned garden beyond with established borders, fenced boundaries and pedestrian access gate leading to the rear courtyard area where two allocated parking spaces can be found. There is a garden shed.



## REAR VIEW



## *PARKING*

Two allocated parking spaces are located within the adjacent courtyard.



## *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



## First Floor





