

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



20 Springfield Avenue, Brough, East Yorkshire, HU15 1BU

- 📍 Great Corner Plot
- 📍 Semi Detached House
- 📍 In Need of Renovation
- 📍 Council Tax Band = A

- 📍 So Much Potential
- 📍 3 Bedrooms
- 📍 Convenient Location
- 📍 Freehold/EPC = D

£167,500

INTRODUCTION

Tucked away in a great corner plot off Springfield Avenue lies this three bedroomed semi detached property which requires a programme of renovation. So much potential is available given the size of the plot, subject to appropriate permissions being obtained. Currently the accommodation is as depicted on the attached floorplan and briefly comprises an entrance hall, lounge, dining/sitting room, kitchen and conservatory. There are three bedrooms and a bathroom. There is uPVC double glazing but no central heating is installed. Outside a block set driveway provides parking. The property occupies a triangular shaped plot with gardens principally extending to the rear and side elevations.

LOCATION

The property is situated in a corner setting off the main run of Springfield Avenue thus enjoying a quieter position yet still being so convenient for the areas range of amenities. 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 stairs to first floor off.

LOUNGE

15'10" x 10'9" approx (4.83m x 3.28m approx)
Plus bay window to front elevation. Brick faced chimney breast.



DINING/SITTING ROOM

15'10" x 10'2" approx (4.83m x 3.10m approx)
With pantry cupboard to corner, double doors through to the conservatory and door to kitchen.



CONSERVATORY

10'8" x 8'0" approx (3.25m x 2.44m approx)
Overlooking the rear garden with door leading out.



KITCHEN

9'8" x 4'9" approx (2.95m x 1.45m approx)
With fitted units, sink and drainer, cooker slot, external access door to rear.

W.C.

With low level W.C..

FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

13'0" x 10'3" approx (3.96m x 3.12m approx)
Wardrobing, window to rear.



BEDROOM 2

11'4" x 9'8" approx (3.45m x 2.95m approx)
Window to front elevation.



BEDROOM 3

9'5" x 7'2" approx (2.87m x 2.18m approx)
Window to front elevation.

BATHROOM

With low level W.C., wash hand basin and bath plus shower over.



OUTSIDE

Outside a block set driveway provides parking. The property occupies a triangular shaped plot with gardens principally extending to the rear and side elevations.



TENURE

Freehold

COUNCIL TAX BAND

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

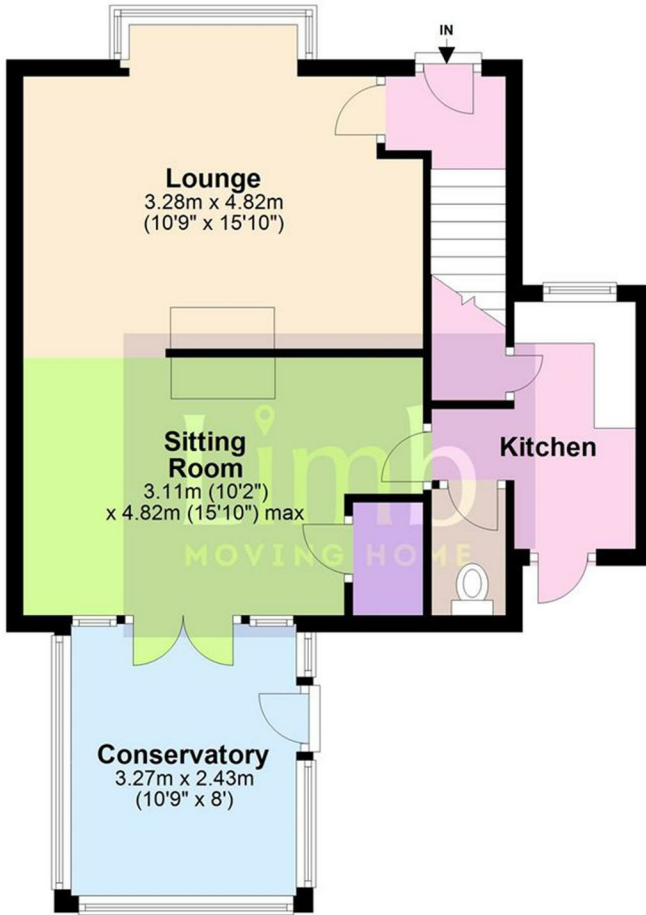
VALUATION SERVICE

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. 52.1 sq. metres (560.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

