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**Limb**  
MOVING HOME



*10 Alder Close, Brough, East Yorkshire, HU15 1ST*

- 📍 Detached House
- 📍 Spacious Rooms
- 📍 Lovely Rear Garden
- 📍 Council Tax Band = D
- 📍 Three Beds/Two Baths
- 📍 Driveway & Garage
- 📍 No Onward Chain!
- 📍 Freehold /EPC = C

**£259,500**

## INTRODUCTION

Welcome to Alder Close, Brough - a delightful property that offers a perfect blend of comfort and style. This detached house boasts three bedrooms and two bathrooms, providing ample space for a growing family or those who love to entertain guests.

Situated in a peaceful neighbourhood, this property comes with parking space for up to three vehicles, ensuring convenience for you and your visitors. The contemporary kitchen is a chef's dream, offering a modern and functional space to whip up delicious meals.

Step inside to discover spacious accommodation that is perfect for relaxation and everyday living. The lovely rear garden is a tranquil oasis where you can unwind after a long day or host summer barbecues with friends and family.

Whether you're looking for a family home or a place to call your own, this property in Alder Close ticks all the boxes. Don't miss out on the opportunity to make this house your home sweet home.

## LOCATION

Alder close is located off Myrtle Way, 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

Spacious and welcoming with staircase to the first floor.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin with cabinet under. Window to front.



## LOUNGE

17'11" x 10'9" approx (5.46m x 3.28m approx)  
Measurements up to bay window. Doors lead out to the lovely rear garden.



## DINING ROOM

11'1" x 7'8" plus bay approx (3.38m x 2.34m plus bay approx)  
With bay window to the front elevation.



## KITCHEN

10'10" av x 7'8" approx (3.30m av x 2.34m approx)  
Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, tiled splashbacks plus a host of integrated appliances including a NEFF oven and microwave, AEG induction hob with filter hood above, integrated fridge, washing machine and dishwasher. Window and external access door to rear. Useful understairs cupboard.



## FIRST FLOOR

## LANDING

Window to rear and loft access hatch.

## BEDROOM 1

15'4" x 11'2" av approx (4.67m x 3.40m av approx)  
With contemporary fitted wardrobes. Window to front.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin with vanity under, low flush W.C., wall mounted illuminated mirror and window to front.



## BEDROOM 2

13'2" x 9'4" approx (4.01m x 2.84m approx)  
With built in airing cupboard and window to front.



## BEDROOM 3

8'3" x 7'9" approx (2.51m x 2.36m approx)  
Window to rear.

## FAMILY BATHROOM

With modern suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, heated towel rail and window to rear.





## OUTSIDE

To the front of the property there is parking for up to 3 cars plus a single garage to the side. The lovely rear garden is fully enclosed with a curved walled boundary to one side and fencing to the other. Set out for ease of maintenance, there is an extensive patio area ideal for entertaining and an artificial lawn beyond.



## 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 D. 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 APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....

## 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.





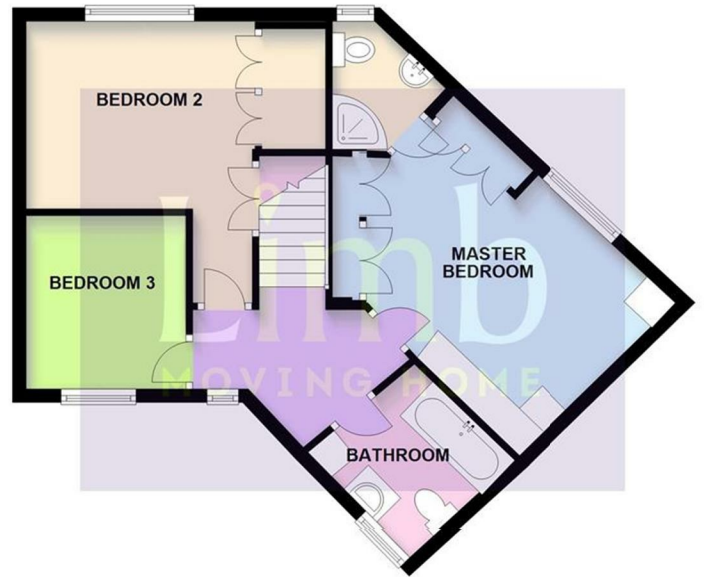
**GROUND FLOOR**

APPROX. 50.9 SQ. METRES (548.2 SQ. FEET)



**FIRST FLOOR**

APPROX. 48.2 SQ. METRES (518.5 SQ. FEET)



TOTAL AREA: APPROX. 99.1 SQ. METRES (1066.6 SQ. FEET)

**10 ALDER CLOSE**

