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**Limb**  
MOVING HOME



*11 Stubbs Close, Brough, East Yorkshire, HU15 1GN*

📍 Semi-Detached House

📍 Attractive Cul-de-Sac

📍 Modern Dining Kitchen

📍 Council Tax Band = C

📍 Three Beds/Two Baths

📍 South Facing to the Rear

📍 Gardens. Drive & Garage

📍 Freehold / EPC = D

*Offers Over £200,000*

## INTRODUCTION

Standing at the head of an attractive cul-de-sac is this modern and very well designed three bedroomed semi-detached house. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge and a modern dining kitchen with integrated appliances and sliding patio doors out to the garden. At first floor level are three bedrooms all with built in wardrobes, en-suite shower room to bedroom one and a separate main bathroom. The accommodation has the benefit of gas fired central heating and uPVC double glazing.

The property occupies a good sized plot with lawned gardens extending to the front and side. The rear garden enjoys a southerly aspect and has a part walled boundary. There is also a single garage and parking is available.

## LOCATION

Stubbs Cloe is a small residential cul-de-sac situated off Millias Close, Constable Way, forming part of the modern development to the eastern fringe of the village. 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 and cloaks/W.C.

### CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.



## LOUNGE

18'0" x 11'3" approx (5.49m x 3.43m approx)  
Window to front elevation. Staircase to the first floor.



## DINING KITCHEN

13'9" x 9'10" approx (4.19m x 3.00m approx)

Having a selection of modern fitted base and wall units with laminate worksurfaces, tiled surround, inset one and a half sink and drainer, integrated oven with four ring gas hob and filter hood above, fridge/freezer, plumbing for a dishwasher and washing machine. There is ample space for a dining table and chairs and patio doors lead out to the rear garden.



## FIRST FLOOR

## LANDING

## BEDROOM 1

11'7" x 10'4" approx (3.53m x 3.15m approx)  
With built in wardrobe. Two windows to the front elevation.



## EN-SUITE

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



## BEDROOM 2

11'10" x 7'9" approx (3.61m x 2.36m approx)  
With built in wardrobe and window to rear.



## BEDROOM 3

8'5" x 5'10" approx (2.57m x 1.78m approx)  
With built in wardrobe and window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled surround and window to side.



## OUTSIDE

The property occupies a good sized plot with lawned gardens extending to the front and side. The rear garden enjoys a southerly aspect and has a part walled boundary. There is also a single garage and parking is available.



## DRIVE & GARAGE



## TENURE

Freehold

## *COUNCIL TAX BAND*

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

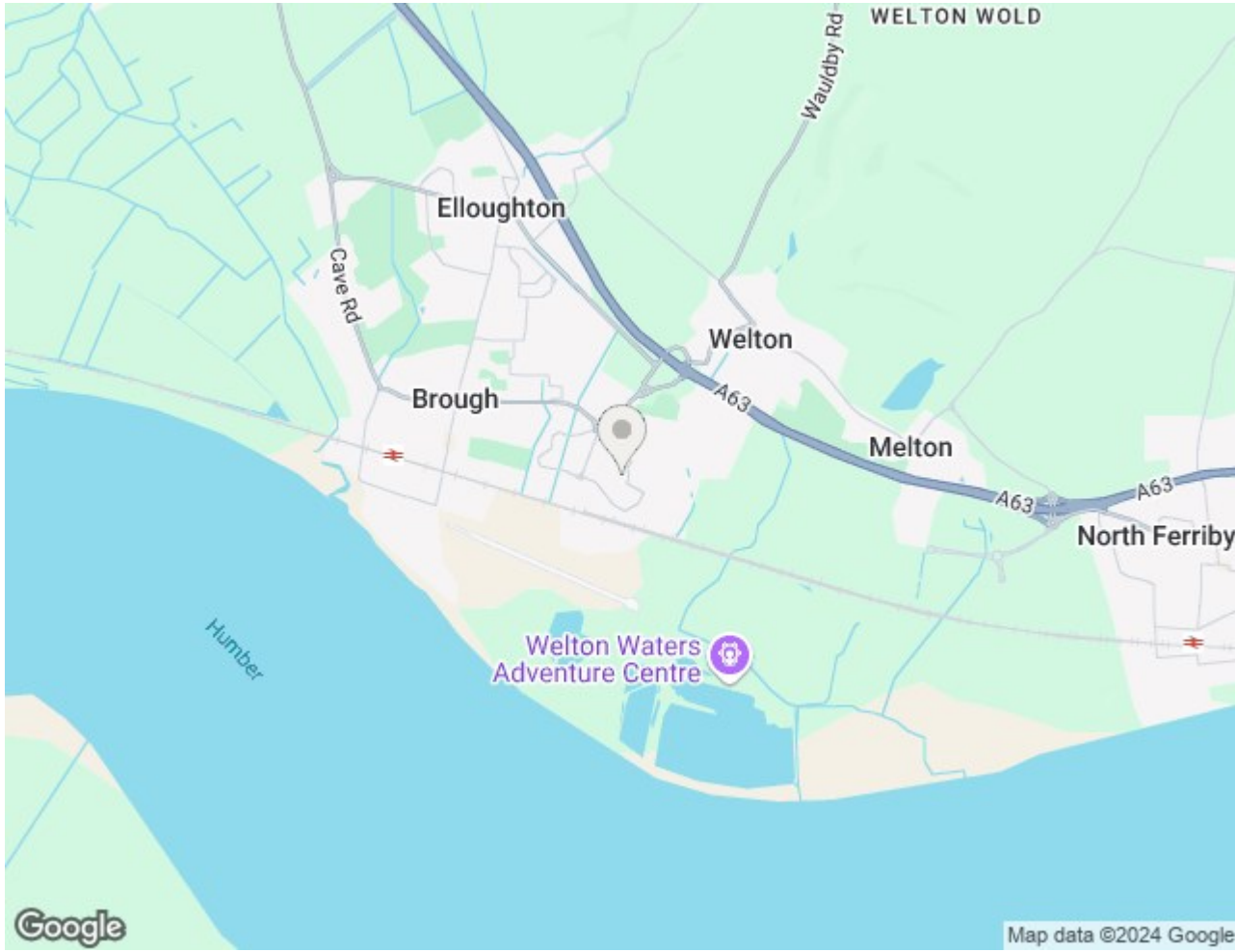
## *PHOTOGRAPH DISCLAIMER*

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. 39.2 sq. metres (421.8 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

