

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*8 York Drive, Brough, East Yorkshire, HU15 1UF*

- 📍 Three Storey Townhouse
- 📍 Attractively Designed
- 📍 Three Beds/Three Baths
- 📍 Council Tax Band = D

- 📍 Spacious Lounge
- 📍 Dining Kitchen & Utility
- 📍 Gardens & Parking
- 📍 Freehold / EPC = B

*Offers Over £200,000*

## INTRODUCTION

Situated within this residential cul-de-sac with open aspect to the front is this attractively designed three storey townhouse. The accommodation is depicted on the attached floorplan and features an entrance hall, cloaks/W.C., breakfast kitchen with appliances and utility room. To the first floor is a spacious lounge with 'Juliet' style balcony, bedroom three and the family bathroom. Upon the second floor are two further double bedrooms both with en-suite facilities. The property has the benefit of gas central heating and uPVC double glazing.

To the front of the property is a driveway providing off street parking and leading up to the integral store (previously the garage, part of which has been converted to a utility room). The rear garden is lawned with a patio area, fencing to the boundary and a pedestrian access gate to the rear.

## LOCATION

York Drive is located off Sandringham Road which runs off Myrtle 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 staircase leading up to the first floor.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin.

### UTILITY

With fitted units and space for tumble dryer.





## DINING KITCHEN

12'1" x 15'6" approx (3.68m x 4.72m approx)

Having a range of modern base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, plumbing for a washing machine. Ample space for a dining table and chairs. French doors open out to the rear garden.



## FIRST FLOOR

### LANDING

With staircase leading up to the second floor.

## LOUNGE

15'6" x 13'8" approx (4.72m x 4.17m approx)  
With 'Juliet' style balcony to the front elevation.



## BEDROOM 3

9'4" x 8'7" approx (2.84m x 2.62m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Inset spot lights and window to rear.



## SECOND FLOOR

## LANDING

### BEDROOM 1

15'6" x 13'11" approx (4.72m x 4.24m approx)  
With fitted wardrobes and windows to the front elevation.



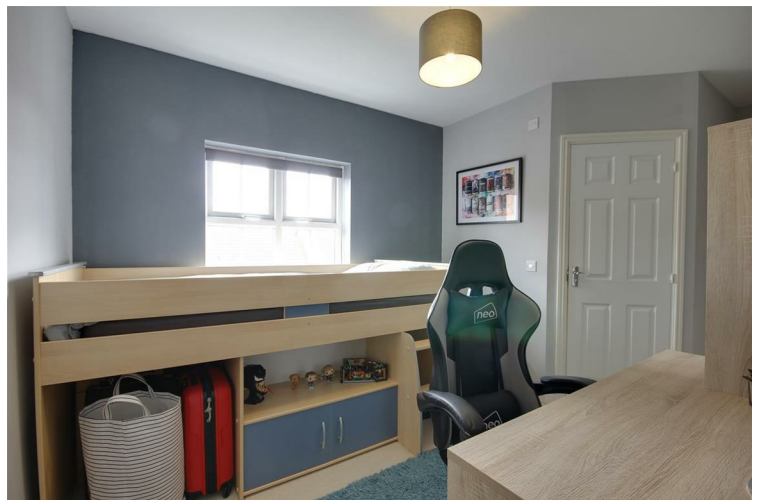
### EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, half tiling to walls.



### BEDROOM 2

9'4" x 9'8" approx (2.84m x 2.95m approx)  
Extending to 15'6" approx.  
With window to rear.





## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, window to rear.



## OUTSIDE

To the front of the property is a driveway providing off street parking and leading up to the integral store (previously the garage, part of which has been converted to a utility room). The rear garden is lawned with a patio area, fencing to the boundary and a pedestrian access gate to the rear.



## 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*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

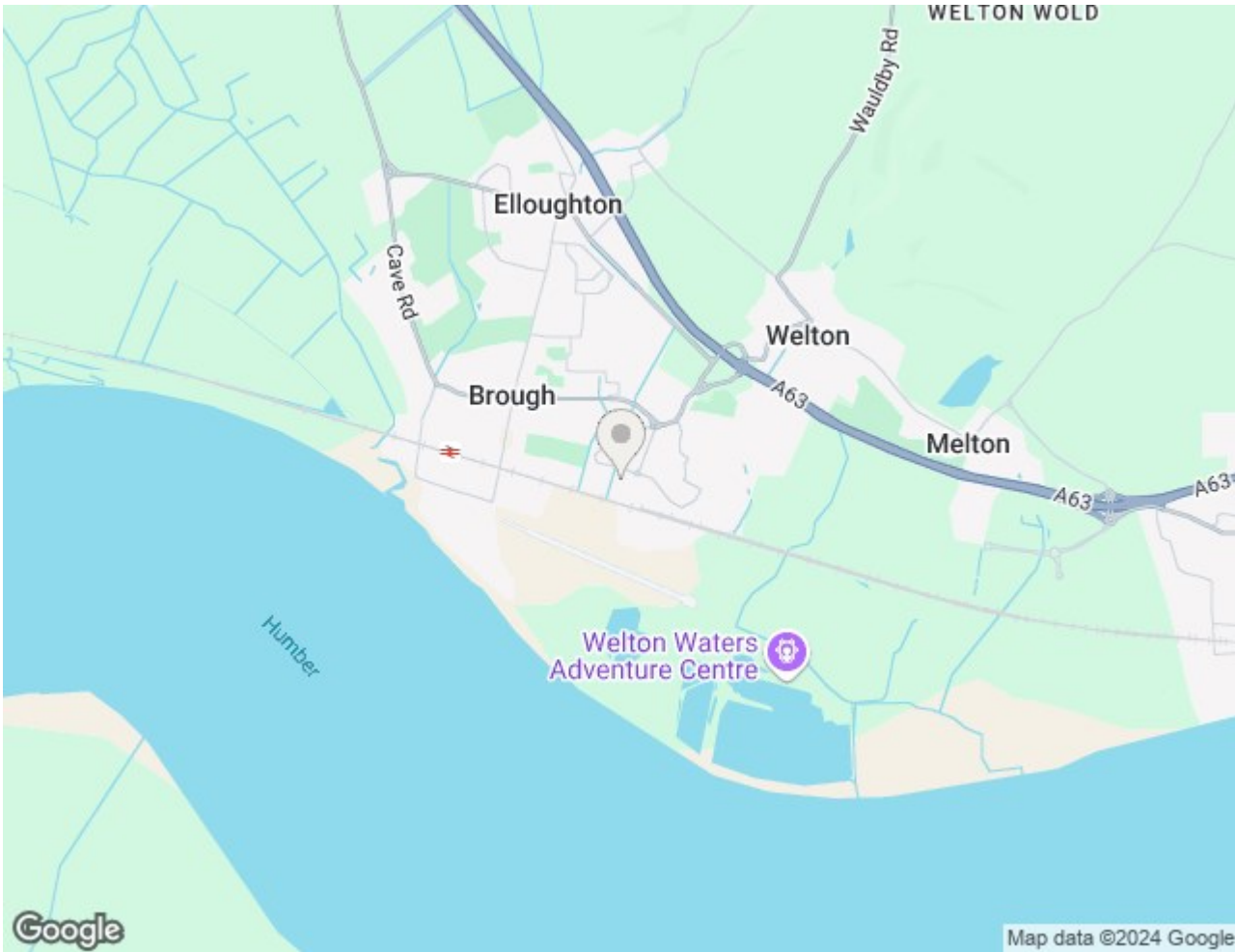
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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*

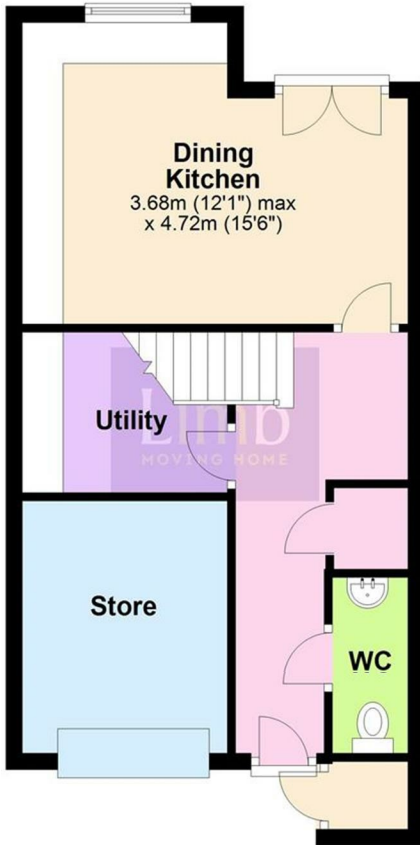
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





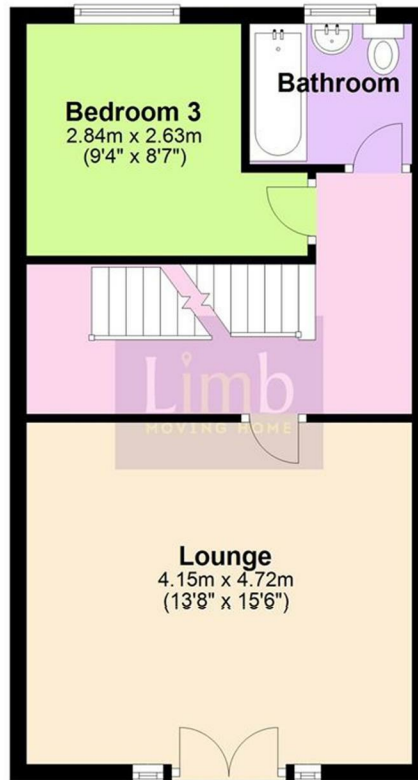
## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



## Second Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 sq. feet)

