

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*4a Station Road, Brough, East Yorkshire, HU15 1DY*

- 📍 Detached House
- 📍 Convenient Location
- 📍 Three Dbl Bedrooms
- 📍 Council Tax Band= D
- 📍 Spacious Lounge
- 📍 Breakfast Kitchen
- 📍 Garden, Drive & Garage
- 📍 Freehold/EPC= C

**£325,000**

## *INTRODUCTION*

Conveniently situated for access to Brough's many amenities and just a short walk from the railway station is this detached house offering well presented accommodation complemented by a driveway, garden and garage. The accommodation boasts gas central heating to radiators, uPVC double glazing and comprises an entrance hallway, cloaks/W.C., spacious lounge, conservatory and modern breakfast kitchen with appliances. To the first floor are three double bedrooms, one of which has a shower room off and there is a family bathroom. A fixed staircase leads to the loft with a Velux window.

## *LOCATION*

The property is situated close to the junction with Cave Road and Welton Road within the older part of Brough village, to the west of the centre. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 to the first floor.

### *CLOAKS/W.C.*

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

## LOUNGE

19'5" x 12'8" approx (5.92m x 3.86m approx)

With feature fire surround housing a living flame gas fire. Window to front elevation. Double doors open to the conservatory.



## CONSERVATORY

12'8" x 11'2" approx (3.86m x 3.40m approx)

With doors opening out to the rear garden. Complete with a hybrid insulated roof.



## BREAKFAST KITCHEN

15'8" x 9'8" (narrowing to 5'11") approx (4.78m x 2.95m (narrowing to 1.80m) approx)

Having a range of modern fitted base and wall units, granite effect worksurfaces, inset sink unit, double oven, five ring gas hob with extractor above, fridge/freezer and dishwasher. Tiled floor, window and external access door to rear. Internal access door to garage where there is plumbing for a washing machine.



## BREAKFAST AREA



## FIRST FLOOR

## LANDING

With window to front elevation. Airing cupboard and staircase leading to the loft.



## BEDROOM 1

12'9" x 10'3" approx (3.89m x 3.12m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 2

12'9" x 8'10" approx (3.89m x 2.69m approx)  
Window to front elevation.



## BEDROOM 3

14'3" x 8'3" approx (4.34m x 2.51m approx)  
With window to front elevation. Shower room situated off.



## SHOWER ROOM

With corner shower enclosure and pedestal wash hand basin. Tiling to walls and floor, heated towel rail and window to rear.



## BATHROOM

With suite comprising a shaped bath with shower over and screen, pedestal wash hand basin and low flush W.C. Fully tiled, heated towel rail, window to rear.



## LOFT

13'6" x 9'11" approx (4.11m x 3.02m approx)  
With laminate flooring and Velux window to rear.



## OUTSIDE

To the front of the property is a block set driveway providing good off street parking and giving access to the integral garage with automated up and over door. The delightful rear garden enjoys a westerly aspect and is lawned with a patio area and fencing/hedging to the boundary.



## 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.

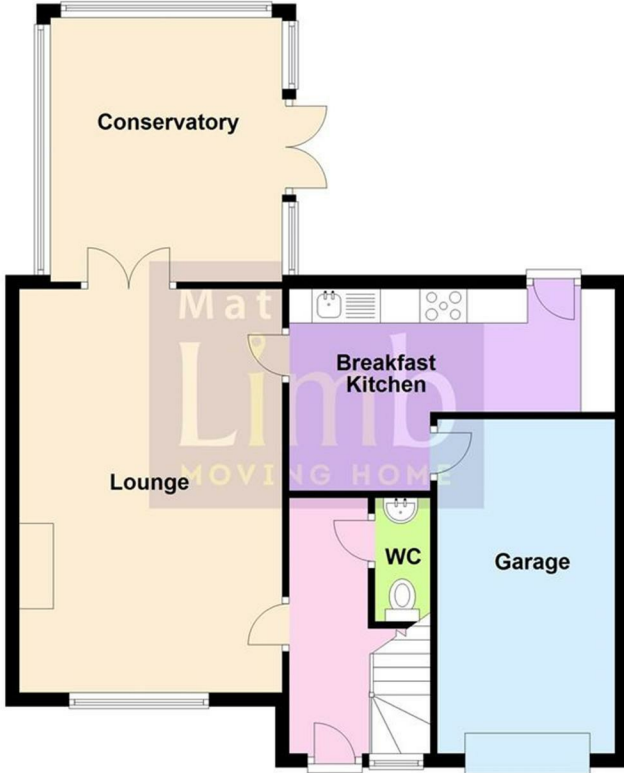
## VALUATION SERVICE

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. 69.3 sq. metres (745.6 sq. feet)



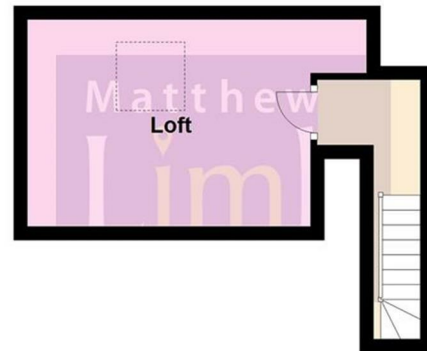
### First Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



### Second Floor

Approx. 16.8 sq. metres (180.3 sq. feet)



Total area: approx. 136.7 sq. metres (1471.9 sq. feet)

