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**Limb**  
MOVING HOME



*39 Millias Close, Brough, East Yorkshire, HU15 1GP*

- 📍 Impressive Detached
- 📍 Superb Specification
- 📍 Corner Style Plot
- 📍 Council Tax Band F

- 📍 Central Heating/Double Glazing
- 📍 Stunning Living Kitchen
- 📍 Double Garage
- 📍 Freehold / EPC = C

**£390,000**

## INTRODUCTION

This great family home is situated in a particularly attractive position and provides plenty of space which includes a fabulous dining kitchen with a stunning range of units and a host of integrated appliances. The accommodation stretches over three floors and the layout provides much versatility with up to five bedrooms or space for a 'work from home' office. The rear garden is attractively walled and there is double garage. The accommodation has gas fired central heating to radiators and uPVC framed double glazing and is depicted on the attached floor plan. The ground floor comprises a central hallway, cloaks/WC, lounge with bay window and the fabulous open plan dining kitchen is complete with a deep bay window with double doors leading out to the garden. There is also a separate utility room. At first floor the landing has a stunning vaulted ceiling with galleried landing above. There are three bedrooms, all with fitted furniture and the main has an ensuite shower room. There is also a family bathroom. Upon the first floor are two further bedrooms served by a shower room.

In all, a lovely home of which early viewing is strongly recommended.

## LOCATION

The property occupies a particularly attractive position on a corner style plot. Millias Close is located off Coltman Avenue which leads from Ruskin Way and forms 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 both 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 cloaks cupboard to corner, stairs to first floor off.

### WC

Low level WC and wash hand basin.

### LOUNGE

20'10" x 11' approx (6.35m x 3.35m approx)  
extending to 13' into bay window to side elevation, window to front.  
Access to the lounge is via double doors from the hallway.



## DINING KITCHEN

19' x 12'7" approx (5.79m x 3.84m approx)  
extending to 15'9" into bay window which has central double doors leading out to the garden. The kitchen is a real feature having an extensive range of sleek units with integrated twin Neff ovens, combination microwave with warming drawer and fridge freezer. There is a matching peninsula with granite work surfaces and under counter one and a half sink unit. There is a Neff five ring induction hob and designer cylindrical extractor above plus dishwasher. The room has a wall mounted TV point and inset ceiling speakers.



## UTILITY ROOM

6'6" x 6' approx (1.98m x 1.83m approx)

With fitted units having granite work surfaces, under counter sink, plumbing for automatic washing machine, external access door and under stairs storage cupboard situated off.

## FIRST FLOOR

### LANDING

With window to front and rear elevations. This impressive landing has a staircase leading up to the second floor with a vaulted ceiling.



### BEDROOM 1

12'5" x 12'3" approx (3.78m x 3.73m approx)

With fitted wardrobes, window to front and side elevations.



## ENSUITE SHOWER ROOM

With large shower cubicle, low level WC, wash hand basin, tiling to the walls and floor.



## BEDROOM 2

11'4" x 10'10" approx (3.45m x 3.30m approx)  
With fitted wardrobes, window to front and side elevations.



## BEDROOM 3

11'5" x 9'8" approx (3.48m x 2.95m approx)  
Fitted wardrobes and window to side elevation.



## BATHROOM

With attractive suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, tiled surround.



## SECOND FLOOR LANDING

Cupboard to corner, Velux window.

## BEDROOM 4

14' x 11'9" approx (4.27m x 3.58m approx)  
Window to front elevation, Velux window to rear, fitted wardrobes.



## BEDROOM 5 / OFFICE

11' x 7' 10" approx (3.35m x 2.13m 3.05m approx)  
With fitted wardrobes, window to front elevation.

## SHOWER ROOM

With suite comprising shower cubicle, low level WC and wash hand basin, tiled surround and tiling to the floor.



## OUTSIDE

The property occupies a corner style plot and a driveway leads to a double garage. The main garden is mostly walled and incorporates a lawn and large patio area.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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. 62.0 sq. metres (666.9 sq. feet)



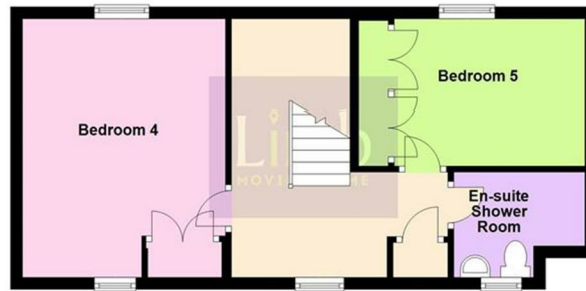
### First Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



### Second Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 163.6 sq. metres (1760.8 sq. feet)

