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Limb
MOVING HOME



Helms Deep, Dale Road, Brantingham, East Yorkshire, HU15 1QN

- 📍 Meticulously Upgraded
- 📍 Beautifully Appointed
- 📍 4 Double Bedrooms
- 📍 Council Tax Band = F
- 📍 High Quality Specification
- 📍 Double Garage
- 📍 Highly Desirable Village
- 📍 Freehold/EPC = C

£685,000

INTRODUCTION

Meticulously upgraded and beautifully appointed is this individual 4 double bedded detached house in the highly desirable and unspoilt village of Brantingham. Subject to considerable investment by the current owners since 2019, this fabulous home enjoys an outstanding specification throughout with its stone façade. This relatively modern and impressive property affords many features such as high ceilings, generous room sizes and deep window reveals, usually associated with a much older property. Viewing is an absolute must to fully appreciate the appeal of this stunning home. The accommodation is depicted on the attached floorplan and briefly comprises a central hallway with glass and oak detailed staircase, large living room, dining room and a superb open plan living kitchen with high quality contemporary units and integrated appliances, together with a grand island. Bi fold doors open out to the garden. There is also a well fitted utility room and cloaks/W.C.. At first floor level are four double bedrooms, all with fitted or "walk in" wardrobes. There is also a stylish en-suite to bed 1 plus a separate family bathroom. Gas fired central heating to radiators is installed together with uPVC framed double glazing. The house occupies an elevated position in the cul-de-sac with wide steps leading up to the front door flanked by lavender and lawn. The rear gardens combine a lawn and patio areas which enjoy a westerly aspect which benefit from the afternoon and evening sun. A detached garage forms part of the property with parking available to the front and further parking to one side complete with an EV charger.

LOCATION

The property is situated in a small cul-de-sac off Dale Road, close to the picturesque village centre and the gorgeous village church. Located at the foot of Brantingham Dale and the beautiful rolling Yorkshire Wolds, this highly regarded unspoilt conservation village, it is characterised by a mix of stunning properties from cottages to large estates. Brantingham is located approximately 15 miles to the west of Hull and is home to the Triton Inn, a well reputed public house and eatery. Brantingham is also ideally placed for access to the beautiful surrounding countryside and also the A63 leading into Hull City Centre to the east or the national motorway network to the west. Extensive shops, schools and sporting facilities are to be found in the nearby villages of Elloughton, Brough and South Cave. A mainline railway station is located at Brough, approx. 5 minutes driving time away providing direct access to London's Kings Cross.



ACCOMMODATION

An impressive solid entrance door with side panels provides access to the entrance hall.



ENTRANCE HALL

A beautiful hallway with staircase leading up to the first floor with glass and oak detailing.



CLOAKS/W.C.

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

LOUNGE

21'2" x 12'10" approx (6.45m x 3.91m approx)

Accessed via double doors from the hallway. This impressive room has a large window to front with deep reveals and patio doors to the side leading out to the lawned garden. There is a tiled chimney breast housing an open fire. Porcelain tiled floor throughout and wall mounted TV point. Double doors open through to the dining room.



LOUNGE VIEW



DINING ROOM

12'7" x 9'10" approx (3.84m x 3.00m approx)
With a series of three windows to the rear elevation and a further window to the side. Porcelain tiled floor, wall mounted TV point and there is an air conditioning unit to one wall.



LIVING KITCHEN

30'0" x 16'9" approx (9.14m x 5.11m approx)
Measurements are wall to wall.

This superb open plan space has a large picture window to the front with deep reveal and to the rear, bi fold doors open out to the garden. There is plenty of space for settees, dining suite etc. and the kitchen is an absolute delight. The stunning fitted contemporary kitchen has sleek units in a concrete style finish together with a matching island and breakfast bar return, all topped by quartz surfaces. Appliances include a Smeg induction hob with pop up vacuum extractor and a wall of units houses a wine chiller with warming drawer, combination microwave with warming drawer and an oven. There is a larder fridge and a further run of units houses the undercounter sink with Quooker instant hot water tank and integrated dishwasher.



UTILITY ROOM

12'3" x 8'2" approx (3.73m x 2.49m approx)

With an array of fitted floor to ceiling cupboards providing great storage facilities. There is an undercounter one and a half sink with mixer tap, plumbing for automatic washing machine and space for dryer. Porcelain tiled floor, window to front, external access door to rear garden.



FIRST FLOOR

LANDING

18'9" x 7'10" approx (5.72m x 2.39m approx)

A stunning landing with window to front elevation. Situated off the landing is a large storage cupboard.



BEDROOM 1

13'0" x 12'1" approx (3.96m x 3.68m approx)

With window to front elevation with deep reveal. Fitted quartz dressing table and drawers, wall mounted TV point. A door opens to a "walk in" wardrobe.



EN-SUITE SHOWER ROOM

A contemporary shower room complete with wash hand basin in a fitted cabinet, concealed flush W.C. and a large shower enclosure with rainhead and handheld shower system. Tiling to the walls, heated towel rail.



BEDROOM 2

12'10" x 12'2" approx (3.91m x 3.71m approx)
With large window to front elevation having a deep reveal. Fitted quartz dressing table and drawers. Double doors open to a deep wardrobe, wall mounted TV point.



BEDROOM 3

12'10" x 10'0" approx (3.91m x 3.05m approx)
With window to rear having a deep reveal. A fitted quartz dressing table area and drawers, door to deep built in wardrobe, wall mounted TV point.



BEDROOM 4

10'0" x 9'10" approx (3.05m x 3.00m approx)
With window to rear elevation with deep reveal, wall mounted TV point. Double doors open to a cupboard providing wardrobing and housing the hot water tank.



BATHROOM

10'8" x 5'9" approx (3.25m x 1.75m approx)
With suite comprising a concealed flush W.C., twin wash hand basins with cabinet below, bath with shower over and screen, tiled surround, heated towel rail.



OUTSIDE

The house occupies an elevated position in the cul-de-sac with wide steps leading up to the front door flanked by lavenders and lawn. The rear gardens combine a lawn and patio areas which enjoy a westerly aspect which benefit from the afternoon and evening sun. A detached garage forms part of the property with parking available to the front and further parking to one side complete with an EV charger.



DETACHED DOUBLE GARAGE

21'2" x 18'3" approx (6.45m x 5.56m approx)

A substantial garage which has two automated up and over entry doors and a personnel door into the rear garden. There is a range of fitted cupboards for storage purposes, sink and drainer and plumbing for automatic washing machine.

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

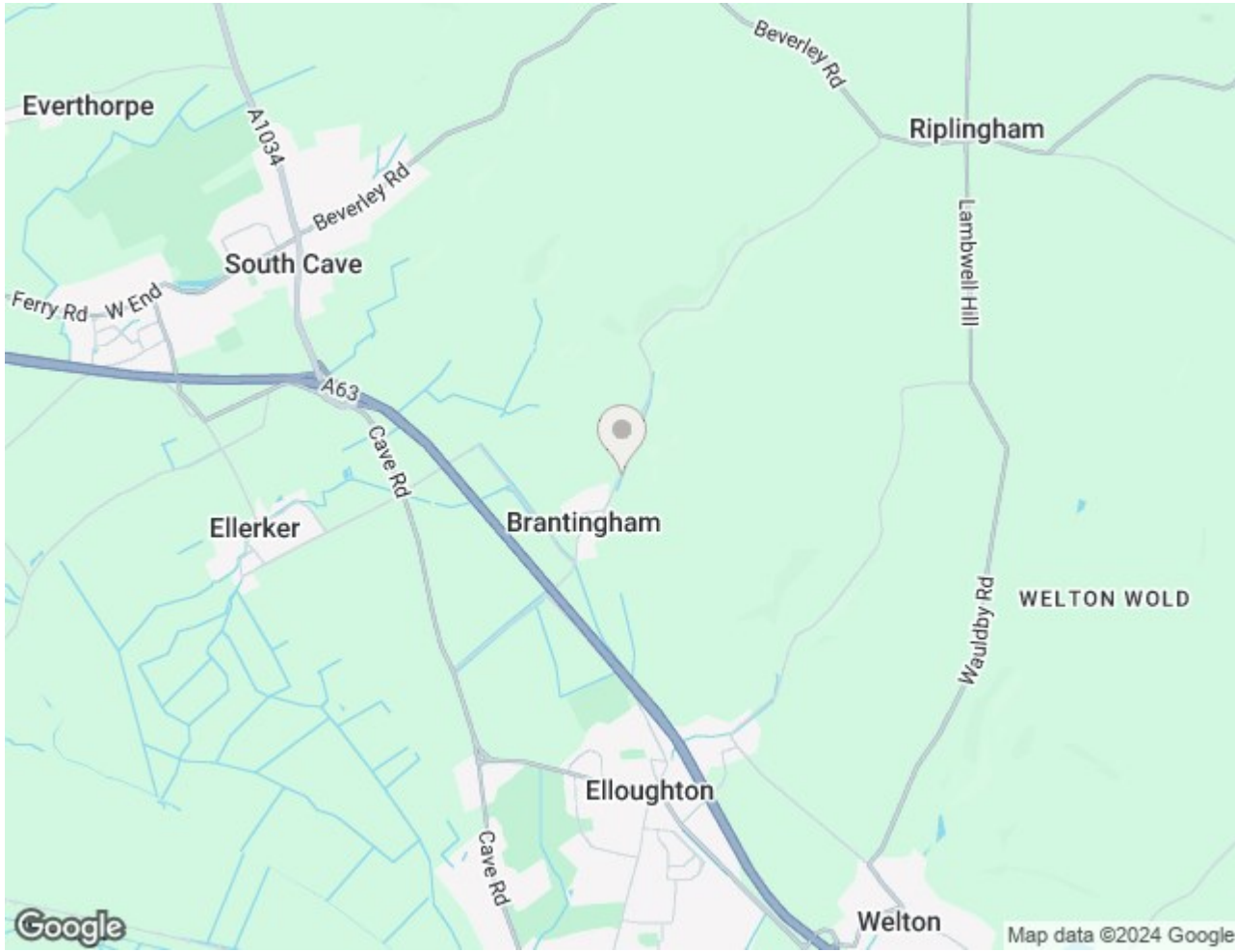
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

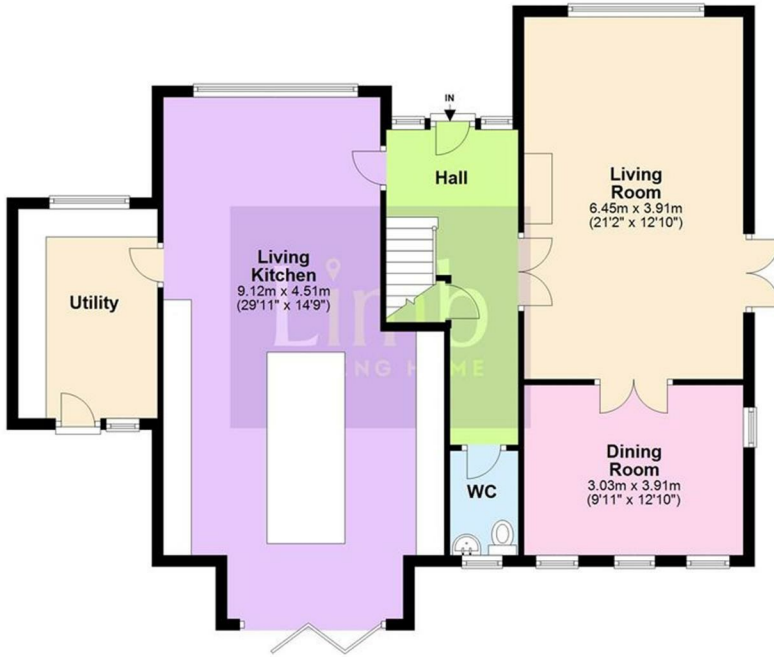
VALUATION SERVICE

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. 101.6 sq. metres (1093.8 sq. feet)



First Floor

Approx. 86.2 sq. metres (927.5 sq. feet)



Total area: approx. 187.8 sq. metres (2021.3 sq. feet)

