

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



12 Cohort Close, Brough, East Yorkshire, HU15 1SZ

- 📍 Detached House
- 📍 Modern Kitchen with Appliances
- 📍 No Onward Chain!
- 📍 Council Tax Band = C
- 📍 Three Beds/Two Baths
- 📍 South Westerly Rear Garden
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = C

£245,000

INTRODUCTION

Occupying an attractive position within this quiet cul-de-sac close to the centre of Brough and the many amenities is this well presented detached house. The property enjoys good parking, garage and lovely south westerly rear garden and is offered for sale with no onward chain. Depicted on the attached floorplan, the accommodation comprises an entrance hall, spacious lounge which is open through to the dining area, contemporary kitchen with an array of integrated appliances plus a rear lobby and cloaks/W.C. Upon the first floor are three bedrooms, contemporary bathroom and en-suite shower room.

A lawned garden area extends to the front and a side drive provides off street parking and leads onwards to the detached single garage. The rear garden is mainly lawned with a patio area.

LOCATION

Cohort Close is located off Centurion Way with the centre of this popular village. The medical centre lies nearby and a snicket located just round the corner leads to Morrisons supermarket and the adjacent shopping park. 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 up to the first floor.

LOUNGE

15'1" x 12'5" approx (4.60m x 3.78m approx)

With feature fire surround housing a living flame gas fire. Bay window to front. Opening through to the dining area.



DINING AREA

9'10" x 7'3" approx (3.00m x 2.21m approx)

With French doors leading out to the rear garden.



KITCHEN

12'1" x 7'9" approx (3.68m x 2.36m approx)

Having a range of contemporary base and wall units with solid wood worksurfaces, sink with mixer tap, oven, microwave, four ring gas hob, dishwasher, fridge/freezer and a washing machine. Window to rear.



REAR LOBBY

External access door to side.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

FIRST FLOOR

LANDING

With window to side and loft access hatch.

BEDROOM 1

11'2" x 9'4" approx (3.40m x 2.84m approx)

Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin with cupboard under, low flush W.C., tiled walls, inset spot lights, heated towel rail and window to side.



BEDROOM 2

10'0" x 8'8" approx (3.05m x 2.64m approx)
Window to rear.



BEDROOM 3

8'2" x 6'8" approx (2.49m x 2.03m approx)
Window to rear.



BATHROOM

With contemporary suite comprising a bath with shower attachment, wash hand basin and low flush W.C., heated towel rail, inset spot lights, storage cupboard and window to front.



OUTSIDE

A lawned garden area extends to the front and a side drive provides off street parking and leads onwards to the detached single garage. The rear garden is mainly lawned with a 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 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

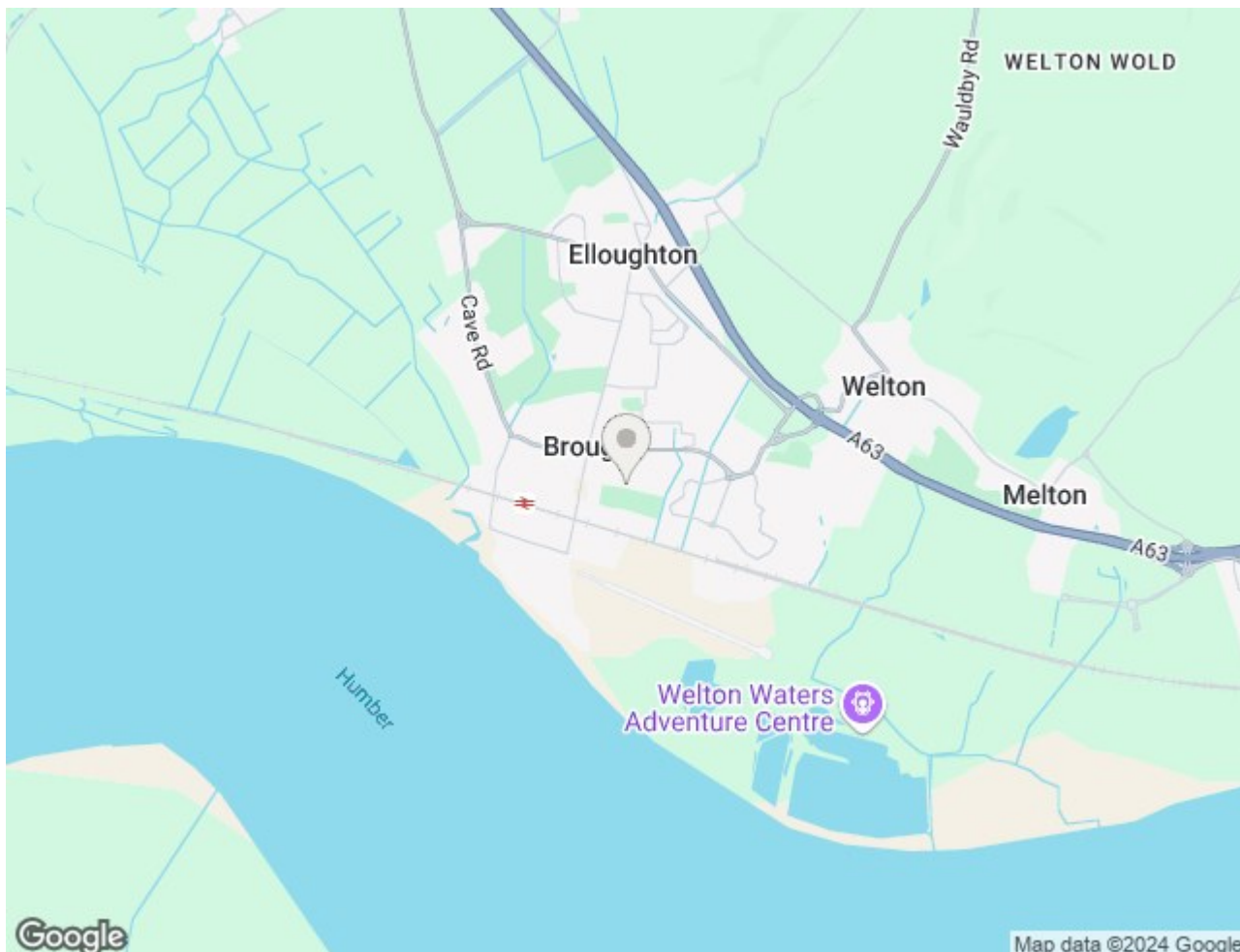
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

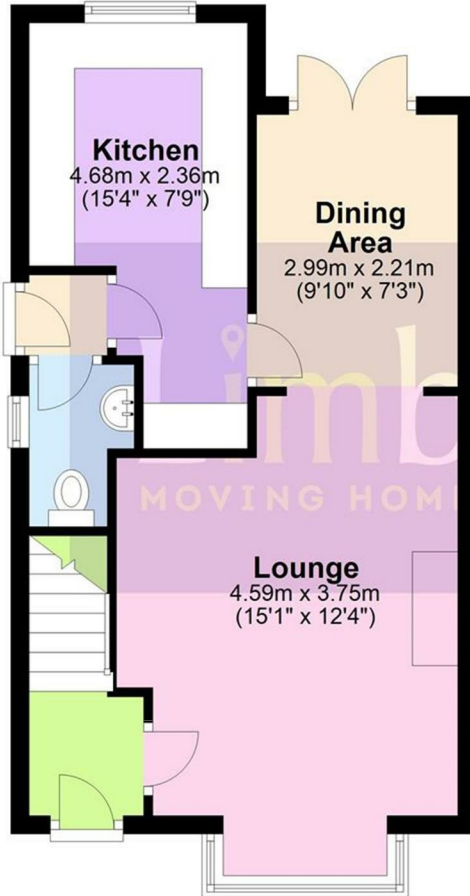
VALUATION SERVICE

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.



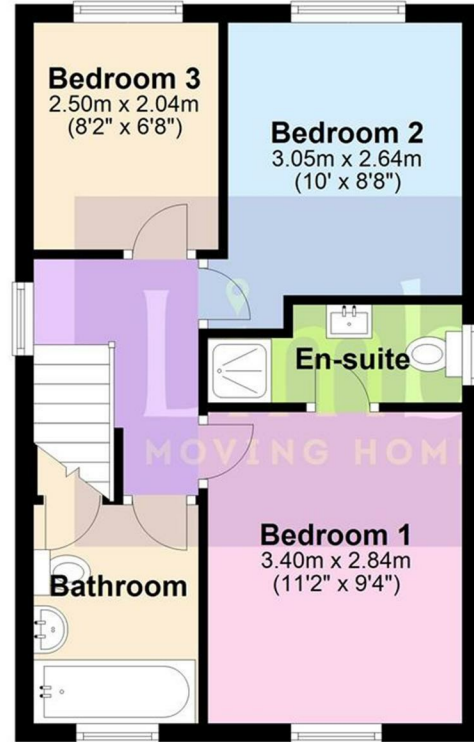
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

