

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



8 Fernland Close, Brough, East Yorkshire, HU15 1DQ

- 📍 Spacious Detached
- 📍 Four Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Council Tax Band = E
- 📍 Three Reception Rooms
- 📍 Southerly Rear Garden
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = C

£360,000

INTRODUCTION

Occupying a lovely cul-de-sac position is this spacious detached house, ideal for a growing family. The property itself enjoys a pleasant southerly aspect to the rear and is not directly overlooked with views to the first floor across playing fields. With no onward chain, excellent parking, southerly facing rear garden, viewing is strongly recommended. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., study, through lounge/diner, conservatory and modern kitchen. Upon the first floor are four double bedrooms, three of which have built in wardrobes, there is a modern family bathroom and an en-suite shower room. The property has the benefit of gas central heating and double glazing.

Enjoying a good sized plot with lawned garden to the front and a side drive providing excellent off street parking and leading onwards to the detached double garage. The southerly facing rear garden is mainly lawned and backs onto playing fields.

LOCATION

Fernland Close is situated off Augustus Drive, Centurion Way, Welton Road. The property is therefore ideally placed for Brough's wide range of general shops and amenities.

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 HALLWAY

With staircase leading up to the first floor.



CLOAKS/W. C.

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

STUDY

12'1" x 9'0" approx (3.68m x 2.74m approx)
Window to front.



LOUNGE/DINER

24'11" x 15'1" approx (7.59m x 4.60m approx)
Narrowing to 11'9" approx.
With brick fireplace housing a living flame gas fire. Window to front.
patio doors lead through to the conservatory.



CONSERVATORY

11'6" x 11'6" approx (3.51m x 3.51m approx)
With door leading out to the rear garden.

KITCHEN

15'5" x 12'11" approx (4.70m x 3.94m approx)
Measurements to extremes.

Having a range of modern fitted base and wall units, contrasting worksurfaces, one and a half bowl sink and drainer, range style cooker, tiled splashbacks, two integrated fridges, dishwasher and washing machine. Window to rear, external access door to rear. Understairs storage cupboards.



LANDING

Galleried landing with airing cupboard situated off.



BEDROOM 1

15'5" x 10'6" approx (4.70m x 3.20m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin with cabinet under, low flush W.C., half tiling to walls, window to front.



BEDROOM 2

13'7" x 9'9" approx (4.14m x 2.97m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

11'2" x 9'10" approx (3.40m x 3.00m approx)
With built in wardrobes, cylinder cupboard and window to front.



BEDROOM 4

10'6" x 9'4" approx (3.20m x 2.84m approx)
Window to rear.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled walls and window to rear.



OUTSIDE

Enjoying a good sized plot with lawned garden to the front and a side drive providing excellent off street parking and leading onwards to the detached double garage. The southerly facing rear garden is mainly lawned and backs onto playing fields.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

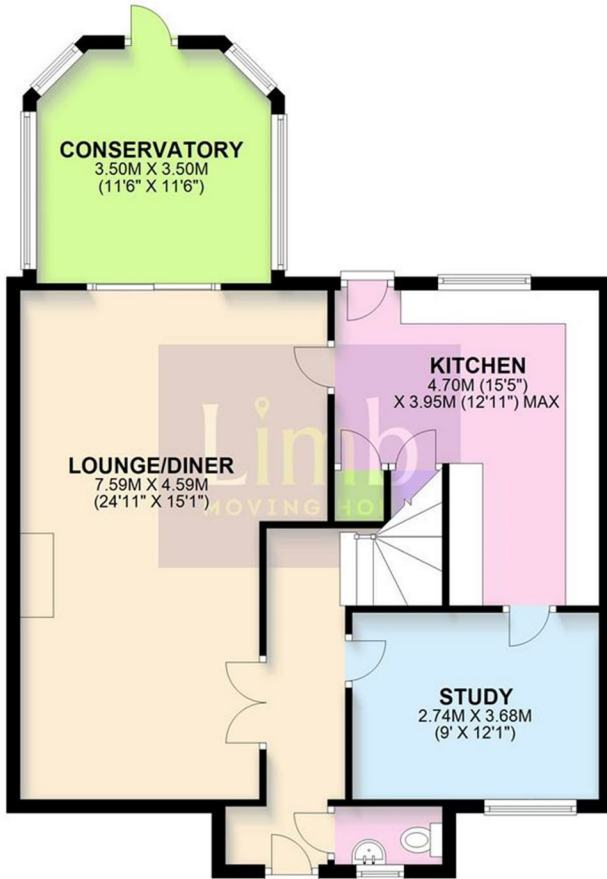
VALUATION SERVICE

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. 80.5 SQ. METRES (866.4 SQ. FEET)



FIRST FLOOR

APPROX. 66.0 SQ. METRES (710.8 SQ. FEET)



TOTAL AREA: APPROX. 146.5 SQ. METRES (1577.2 SQ. FEET)
8 FERNLAND CLOSE, BROUGH

