

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



88 Blackburn Avenue, Brough, East Yorkshire, HU15 1ER

- 📍 Detached House
- 📍 3 Bedrooms
- 📍 En-suite to Bed 1
- 📍 Council Tax Band = C

- 📍 Gardens & Garage
- 📍 Cul-de-sac Position
- 📍 Convenient Location
- 📍 Freehold/EPC = C

£225,000

INTRODUCTION

This attractive detached house stands in a cul-de-sac position in a very convenient location. The property would benefit from some cosmetic refurbishment and updating as some fittings are now a little dated. The accommodation is depicted on the attached floorplan and includes a lounge dining area, kitchen and a downstairs cloaks/W.C.. Upstairs are three bedrooms, bathroom and an en-suite to bed one. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Gardens extend to both front and rear elevations and a driveway provides access to the single garage.

LOCATION

The property is located in a small popular cul-de-sac of Blackburn Avenue located off Skillings Lane and is ideally placed to take advantage of Brough's good range of shops and amenities. There is a nearby primary school with secondary schooling at South Hunsley which lies a few miles away. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station which is located a short walk away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

CLOAKS/W.C.

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

LOUNGE

12'10" x 10'9" approx (3.91m x 3.28m approx)

With bay window to front elevation. Double doors leading through to the dining area.



DINING AREA

9'5" x 7'8" approx (2.87m x 2.34m approx)
With double doors to rear. Archway through to the kitchen.



KITCHEN

8'9" x 7'3" approx (2.67m x 2.21m approx)
Having a range a fitted units with work surfaces integrated oven, four ring hob and extractor hood, sink and drainer, plumbing for an automatic washing machine, window to rear.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

9'6" x 8'9" approx (2.90m x 2.67m approx)
Upto fitted wardrobes to one wall, window to rear elevations.



EN-SUITE

With shower cubicle, low level W.C. and wash hand basin.

BEDROOM 2

9'10" x 6'5" approx (3.00m x 1.96m approx)
Window to front elevation.



BEDROOM 3

8'9" x 7'1" approx (2.67m x 2.16m approx)
Window to front elevation.

BATHROOM

With suite comprising bath, low level W.C. and wash hand basin.

OUTSIDE

Lawned gardens to the front. A side drive provides parking and access to the single garage. To the rear is a paved patio and lawn. Attached to the rear of the garage is a useful store outbuilding.



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.

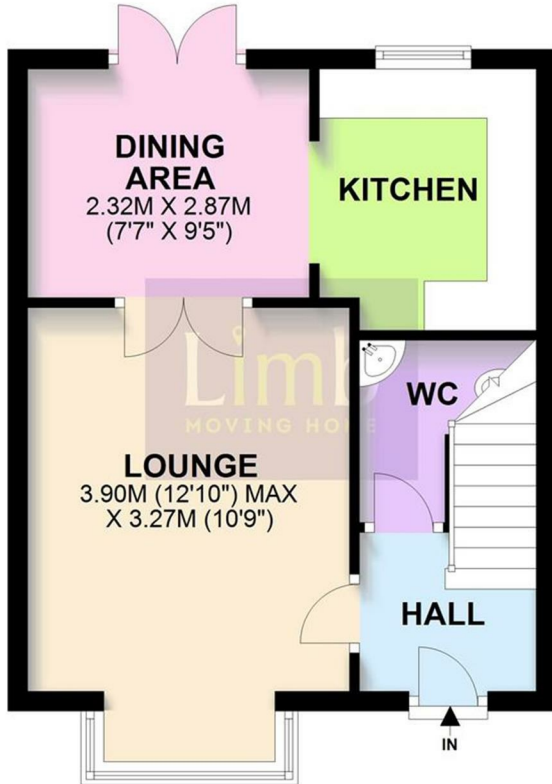
VALUATION SERVICE

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.



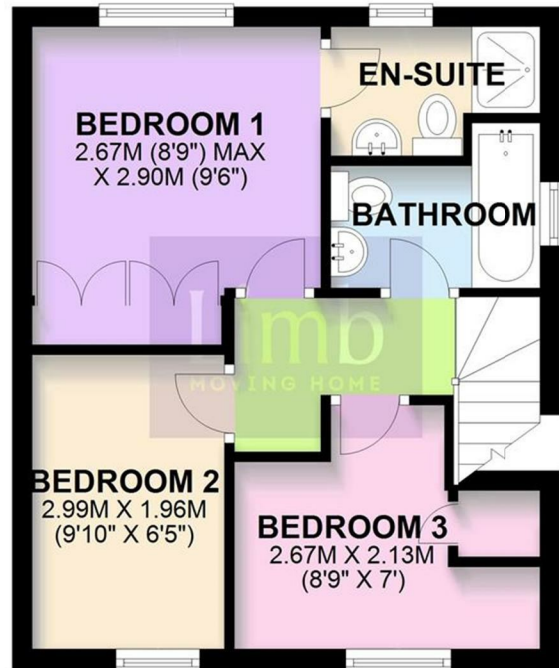
GROUND FLOOR

APPROX. 33.3 SQ. METRES (358.7 SQ. FEET)



FIRST FLOOR

APPROX. 31.8 SQ. METRES (341.8 SQ. FEET)



TOTAL AREA: APPROX. 65.1 SQ. METRES (700.5 SQ. FEET)

88 BLACKBURN AVENUE

