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Limb
MOVING HOME



3B Grassdale Park, Brough, East Yorkshire, HU15 1EB

- 📍 Semi-Detached House
- 📍 Convenient Location
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = C

- 📍 High Quality Fittings
- 📍 Dining Kitchen
- 📍 Garden & Parking
- 📍 Freehold / EPC = B

£232,500

INTRODUCTION

This well presented semi-detached house is situated within a very convenient location and offers modern accommodation with garden and off street parking. The property has the benefit of gas central heating, uPVC double glazing and briefly comprises an entrance hall, lounge with bay window, dining kitchen with contemporary units and granite worksurfaces, utility cupboard, three bedrooms, en-suite shower room and family bathroom.

Ideally placed just a short walk from the railway station.

LOCATION

Grassdale Park and a small residential cul-de-sac situated off station road within the older area of Brough village, thus the location is extremely convenient for many amenities including the nearby mainline railway station, public houses, restaurants, recreational facilities and much, much more. 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 HALL

With staircase leading to the first floor.



LOUNGE

14'1" x 12'7" approx (4.29m x 3.84m approx)
With bay window to front elevation.



DINING KITCHEN

15'8" x 9'1" approx (4.78m x 2.77m approx)

Having a range of contemporary base and wall units with granite worksurfaces, inset sink and drainer with mixer tap, oven, microwave, hob with filter above, fridge/freezer, dishwasher and plumbing for a washing machine. Tiled floor, inset spot lights, window to rear and French doors opening out to the rear garden.



UTILILITY

Formerly the Cloaks/W.C. and plumbing is still in situ for easy conversion back.

FIRST FLOOR

LANDING

With loft access hatch and storage cupboard.

BEDROOM 1

11'4" x 9'3" approx (3.45m x 2.82m approx)
Window to rear.



EN-SUITE

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



BEDROOM 2

9'4" x 8'8" approx (2.84m x 2.64m approx)
Window to front.



BEDROOM 3

10'5" x 6'0" approx (3.18m x 1.83m approx)

Window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, tiled floor, window to front.



OUTSIDE

Parking is available to the front and the rear garden is lawned with 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 B. 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

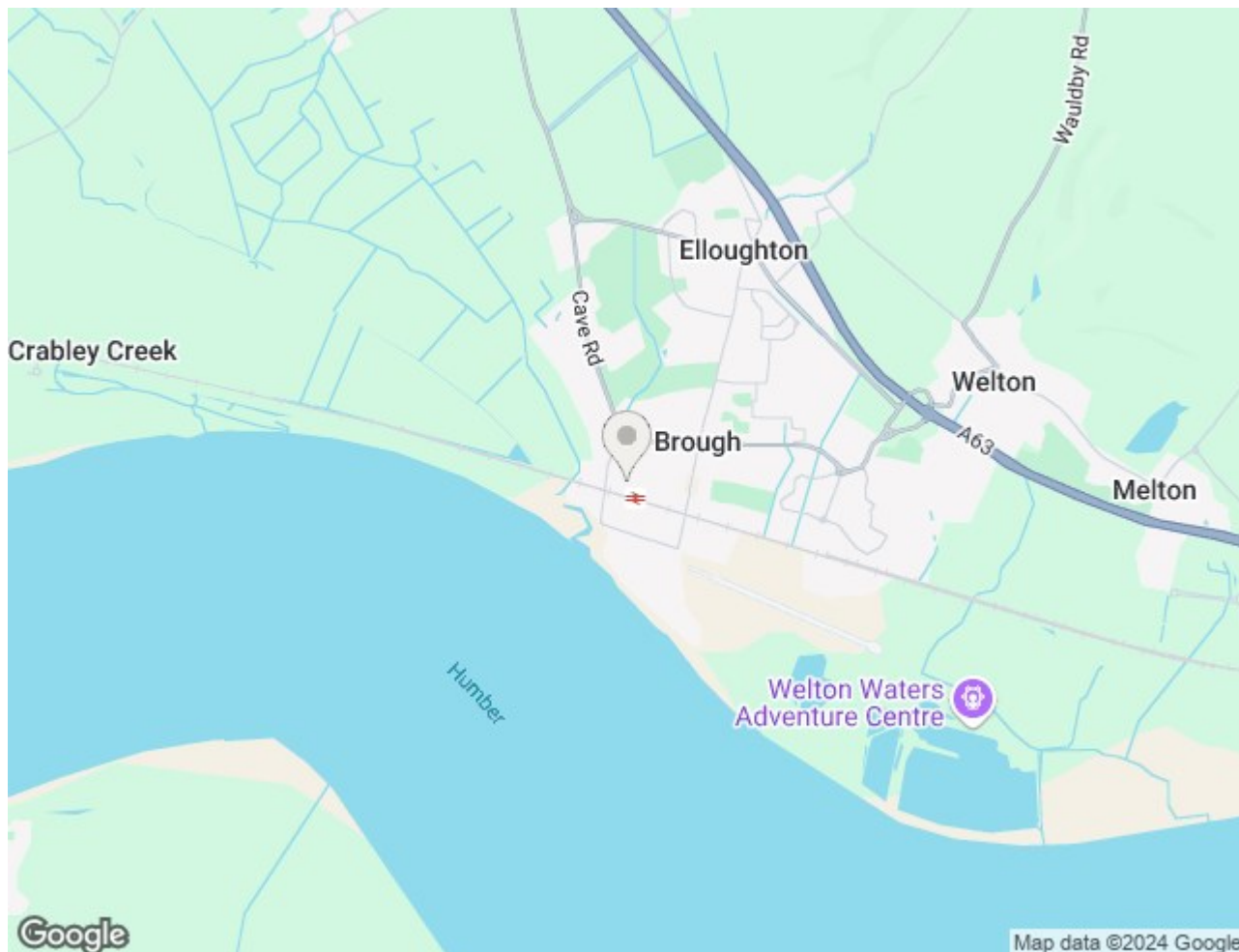
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



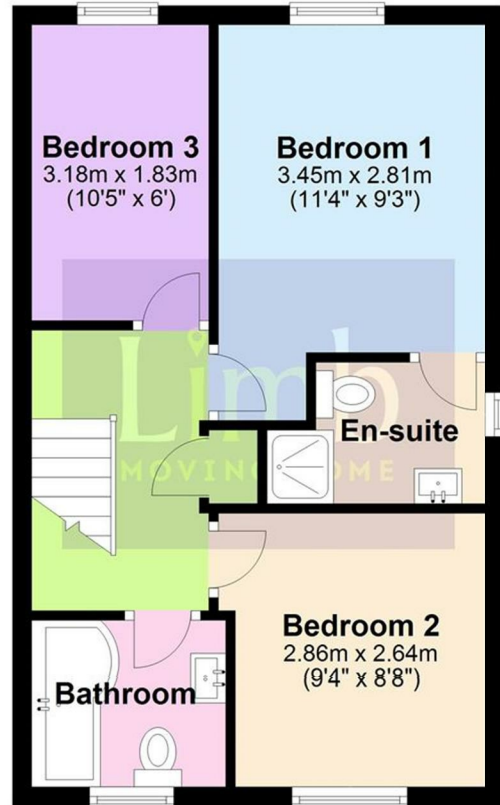
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

