

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*9 Aspen Walk, Welton, East Yorkshire, HU15 1TB*

- 📍 Spacious Townhouse
- 📍 3 Good Bedrooms
- 📍 Lounge, Dining Area
- 📍 Council Tax Band = C
- 📍 Rear Conservatory
- 📍 Playing Field Rear Aspect
- 📍 Convenient Location
- 📍 Freehold/EPC = D

**£199,950**

## INTRODUCTION

This particularly spacious townhouse stands at the head of a small and quite cul-de-sac and enjoys a southerly facing view to the rear across a junior school playing field. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, kitchen, lounge, dining area and rear conservatory. There are three good sized bedrooms, an en-suite to the main and a separate house bathroom complete with bath and shower cubicle. The accommodation has the benefit of gas fired central heating to radiators and sealed unit double glazing. Outside a lawned garden extends to the front and a side drive provides parking. There is a store garage, the rear of the original garage having been converted into the dining area. The rear garden enjoys a southerly aspect with lawn and fencing to the boundaries.

## LOCATION

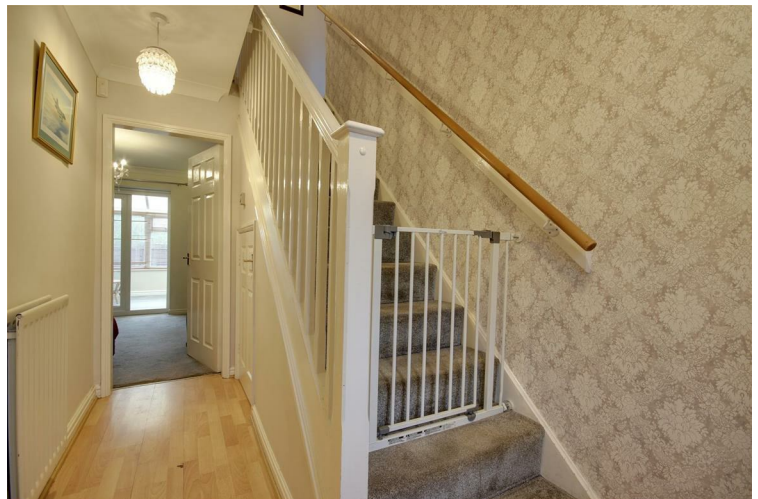
Aspen Walk is a small cul-de-sac located off Broadley Way which forms part of this modern development to the east of the village of Brough. The property is approached off Wiske Avenue which runs directly from Loxley Way. Brough is a growing community and provides a good range of local shops including supermarkets, post office, general amenities and a nearby primary school. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access available to the A63 leading into Hull City Centre to the east or the national motorway network the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off.



### LOUNGE

13'7" x 11'1" approx (4.14m x 3.38m approx)

With chimney breast having a feature fire surround with marble hearth and backplate housing a "living flame" gas fire. Wide opening through to the dining room and double doors to the conservatory.



## DINING ROOM

12'3" x 8'8" approx (3.73m x 2.64m approx)  
Window to rear elevation.



## CONSERVATORY

13'1" x 9'10" approx (3.99m x 3.01m approx )  
Overlooking the garden with double doors leading out.



## KITCHEN

11'9" x 7'5" approx (3.58m x 2.26m approx)  
Having a range of fitted units with work surfaces. There is a sink and drainer, integrated oven, four ring gas hob, filter hood above and plumbing for both an automatic washing machine and a dishwasher. Tiling to the floor, window to front elevation.



## FIRST FLOOR

## LANDING

With cupboard housing hot water cylinder, hatch providing access to roof void.

## BEDROOM 1

13'9" x 9'9" approx (4.19m x 2.97m approx)  
Two windows to front elevation.



## ENSUITE SHOWER ROOM

With suite comprising low level WC, was hand basin, shower cubicle.



## BEDROOM 2

13'7" x 7'9" approx (4.14m x 2.36m approx)  
Window to rear elevation.



## BEDROOM 3

9'3" x 8'0" approx (2.82m x 2.44m "approx)  
With fitted wardrobe, window to rear elevation.



## BATH/SHOWER ROOM

With bath, separate shower enclosure, wash hand basin and W.C..



## OUTSIDE

Outside a lawned garden extends to the front and a side drive provides parking. There is a store garage, the rear of the original garage having been converted into the dining area. The rear garden enjoys a southerly aspect with lawn and fencing to the boundaries.



## REAR VIEW



## VIEW OF FIELDS

The property enjoys an open southerly aspect across neighbouring school 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 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.



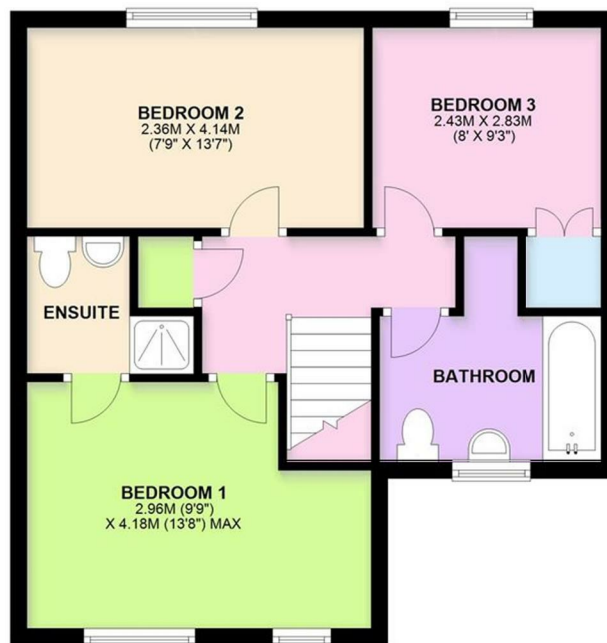
### GROUND FLOOR

APPROX. 57.4 SQ. METRES (618.0 SQ. FEET)




### FIRST FLOOR

APPROX. 44.9 SQ. METRES (483.6 SQ. FEET)



TOTAL AREA: APPROX. 102.3 SQ. METRES (1101.7 SQ. FEET)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	