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Limb
MOVING HOME



19 Aire Close, Brough, East Yorkshire, HU15 1GJ

- 📍 Immaculately Presented
- 📍 Three Storey Townhouse
- 📍 Modern Dining Kitchen
- 📍 Council Tax Band = D

- 📍 Versatile Living
- 📍 Landscaped Gardens
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£239,950

INTRODUCTION

Introducing this immaculately presented three-storey townhouse, tucked away in a secluded position at the end of Aire Close, this property offers versatile living accommodation with up to four bedrooms and two bathrooms. Screened from Moor Road by a mature hedgerow, the property enjoys a private setting with attractive gardens to both the front and rear.

Inside, the ground floor boasts an entrance hallway, convenient cloaks/W.C., a versatile fourth bedroom/study, and a modern dining kitchen. The first floor is home to a comfortable lounge featuring two sets of French doors opening to 'Juliet' style balconies. Upon the second floor, you will find two double bedrooms, an en-suite shower room, and a family bathroom.

Externally, the front garden features an artificial lawn and planted borders, with a paved pathway leading to a side gate. This gate opens to a beautifully landscaped rear garden complete with inviting patio areas, raised planted borders, an artificial lawn, and a charming summerhouse – perfect for relaxation and entertaining. There is also a driveway and garage.

LOCATION

Aire Close is a popular residential cul-de-sac setting situated off Meden Avenue, Loxley Way which forms part of the modern development to the east of the village centre. The subject property is particularly well placed, being tucked away at the far end of Aire Close and fronted onto a hedgerow providing screening from Moor Road thus the property is not directly overlooked to the front. 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.

BEDROOM 4 / STUDY

8'7" x 8'0" approx (2.62m x 2.44m approx)
With window to front.



DINING KITCHEN

15'5" x 12'5" approx (4.70m x 3.78m approx)
Having a range of modern shaker style base and wall units with complementing worktops, one and a half bowl sink and drainer, Rangestyle cooker with filter hood above, washing machine, tiled floor and window and external access door to rear. There is also space for a fridge/freezer and ample space for a dining table and chairs.



FIRST FLOOR

LANDING

With staircase leading up to the second floor. Storage cupboard situated off.

LOUNGE

15'6" x 12'4" approx (4.72m x 3.76m approx)

With two sets of French doors with 'Juliet' style retaining balcony.



BEDROOM 3

12'4" x 8'10" approx (3.76m x 2.69m approx)

With windows to the front elevation.



SECOND FLOOR

LANDING

BEDROOM 1

12'5" x 10'11" approx (3.78m x 3.33m approx)

With built in wardrobes and windows to the rear elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls, feature flooring.



BEDROOM 2

12'5" x 8'11" approx (3.78m x 2.72m approx)

With built in wardrobe and windows to the front elevation.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.
Tiled walls and feature flooring.



OUTSIDE

The property enjoys a secluded position being tucked away at the far end of Aire Close and fronted onto a hedgerow providing screening from Moor Road. There is an attractive garden area to the front with artificial lawn and planted borders. A paved pathway leads to the side gate which gives access to the landscaped rear garden with attractive patio areas, raised planted borders, artificial lawn and a summerhouse. A driveway and garage provide off street parking.



PATIO & SUMMERHOUSE



REAR VIEW



FRONT GARDEN



TENURE

Freehold

COUNCIL TAX BAND

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

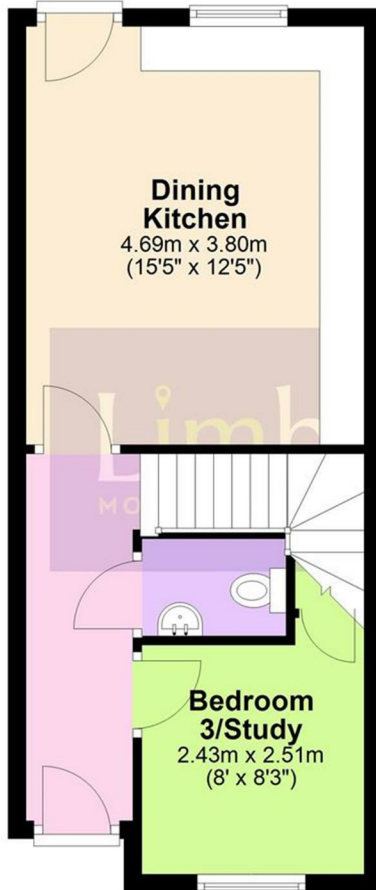
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

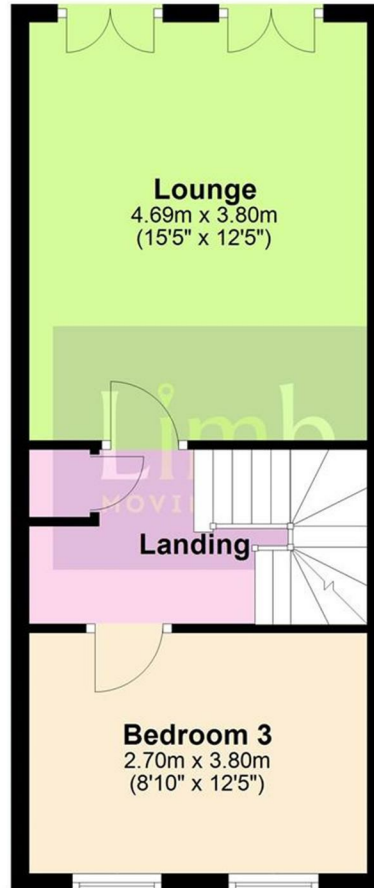
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



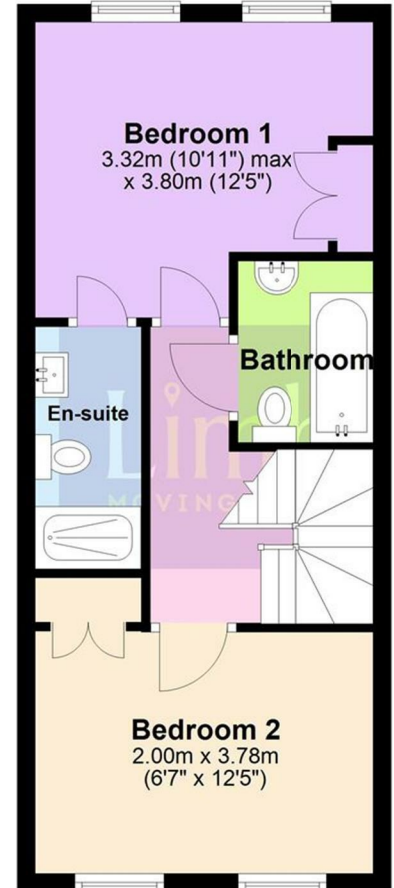
Ground Floor



First Floor




Second Floor



Total area: approx. 96.3 sq. metres (1036.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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