

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



*95 Centurion Way, Brough, East Yorkshire, HU15 1DF*

- 📍 Attractive Detached House
- 📍 Appealing Location
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = C
- 📍 Three Beds/Two Baths
- 📍 Southerly Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC =

**£275,000**

## INTRODUCTION

Occupying a sought-after position with an open green outlook, this detached house features a well-appointed interior including a modern dining kitchen leading to a private south-facing garden and a fantastic garden bar. The thoughtfully designed accommodation comprises an entrance hall providing access to a comfortable lounge with a bright bay window and French doors leading to the open-plan dining kitchen. There is also a cloaks/W.C. situated off the kitchen. This stylish space features modern units, a central island, and doors opening to the garden. The first floor houses three bedrooms, with the main bedroom benefiting from a modern en-suite shower room, and a separate family bathroom.

Externally, there is a garden area to the front, a side drive providing parking and leading to the garage, and a south-facing rear garden offering much privacy and enjoying a lawn, patio areas, and a notable garden bar equipped with power, light, and a TV connection.

## LOCATION

The property enjoys a cul-de-sac position and forms part of this popular residential area just off Welton Road which is situated in the heart of the village. 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 up to the first floor.

## LOUNGE

15'2" x 12'4" approx (4.62m x 3.76m approx)

With feature fire surround housing a living flame gas fire. Bay window to the front elevation overlooking the grassed open space. French doors lead through to the dining kitchen.



## DINING KITCHEN

15'8" x 14'10" approx (4.78m x 4.52m approx)

Having a range of stylish base and wall units with contrasting worktops incorporating a sink and drainer with mixer tap. Integrated appliances include an oven, four ring gas hob with extractor above and a dishwasher and washing machine. There is a matching central island with breakfast bar peninsular. Space for a fridge/freezer, external access door to side and French doors opening out to the rear garden.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with inset wash hand basin, part tiling to walls, tiled floor and window to side.

## FIRST FLOOR

### LANDING

With loft access hatch.

### BEDROOM 1

11'1" x 9'6" approx (3.38m x 2.90m approx)

With window to the front elevation overlooking the green open space.



### EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and window to side.



## BEDROOM 2

11'3" x 8'9" approx (3.43m x 2.67m approx)  
With fitted wardrobe and chest of drawers. Window to the rear elevation.



## BEDROOM 3

8'2" x 6'7" approx (2.49m x 2.01m approx)  
With window to the rear elevation.



## BATHROOM

With suite comprising a bath with shower attachment, vanity unit with inset wash hand basin and low flush W.C., storage cupboard, tiling to walls and floor, inset spot lights and window to the front elevation.



## OUTSIDE

The property occupies a cul-de-sac position and enjoys a somewhat private south facing rear garden and open views to the front. There is a garden area to the front, a side drive providing parking and leading to the garage, and a south-facing rear garden offering much privacy and enjoying a lawn, patio areas, and a notable garden bar equipped with power, light, and a TV connection.



## GARDEN BAR



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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.

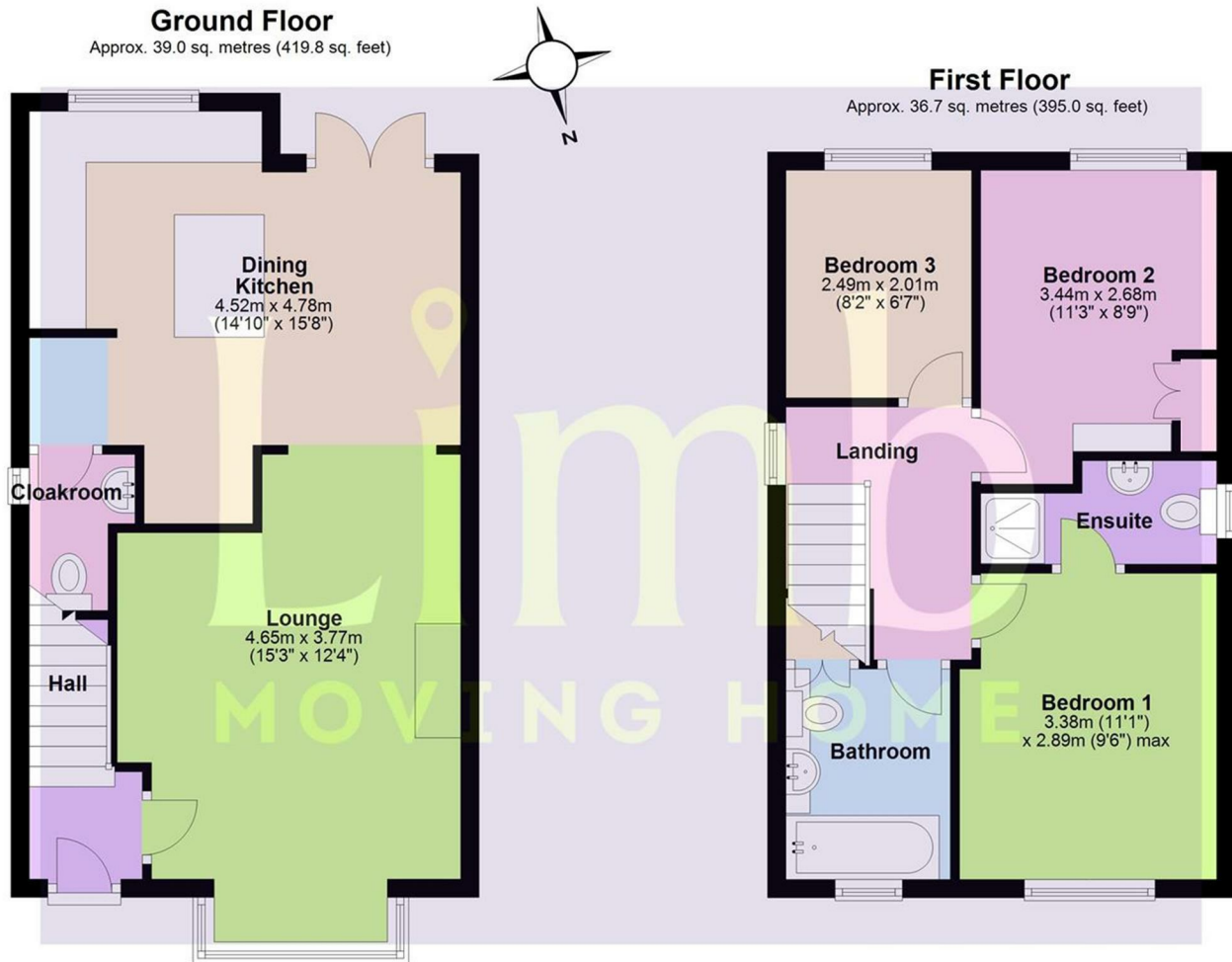
## PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 75.7 sq. metres (814.8 sq. feet)  
**95 Centurion Way, Brough**

## 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	