

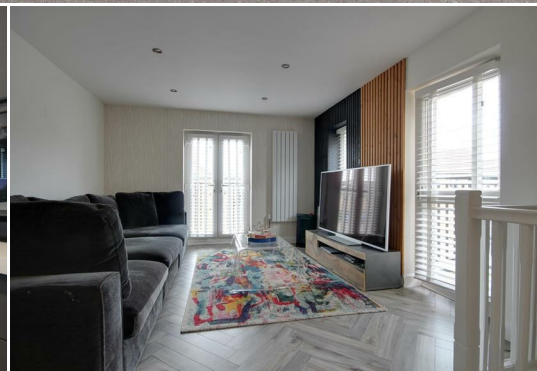
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*14 Munstead Way, Welton, East Yorkshire, HU15 1FN*

- 📍 Superb Semi-Detached
- 📍 Stylish Accommodation
- 📍 Kitchen with Island
- 📍 Council Tax Band = B

- 📍 Two Bedrooms
- 📍 Modern Shower Room
- 📍 Excellent Parking
- 📍 Freehold / EPC = C

**£189,950**

## INTRODUCTION

A contemporary two-bedroom semi-detached house offering a unique living experience. The ground floor features two bedrooms and a stylish shower room, while the first floor presents an open-plan living area with a sleek kitchen, central island, and integrated appliances.

A standout feature is the large deck, perfect for outdoor living. Parking for up to three vehicles is provided by a driveway and carport. Early viewing is essential to avoid disappointment.

## LOCATION

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.

## ACCOMODATION

Residential entrance door leading to:

### ENTRANCE HALL

3'5" x 8'6" approx (1.04m x 2.59m approx)

With access to bedrooms and bathroom, understairs storage cupboard and stairs to first floor.

### BEDROOM 1

11' x 11'7 approx (3.35m x 3.53m approx)

With window to front.





## BEDROOM 2

8'11" x 11'5" approx (2.72m x 3.48m approx)  
With window to side.



## SHOWER ROOM

6'4" x 6'6" approx (1.93m x 1.98m approx)  
Contemporary shower room comprising low-flush W.C., wash-hand basin and walk in rain head shower.



## FIRST FLOOR

The first floor of the property is of an open plan design with both a kitchen and lounge area.

## KITCHEN AREA

8'11" x 11'5" approx (2.72m x 3.48m approx)

Contemporary kitchen with an island housed in the centre of the space. The area benefits from fitted worksurfaces and a range of integrated appliances including fridge freezer, four-ring gas hob above oven, one-and-a-half sink & drainer beneath window to decked balcony and plumbing for a washing machine.



## OPEN PLAN LIVING AREA

17'8" x 11'5" approx (5.38m x 3.48m approx)

Adjoining the kitchen area, the living area comprises decorative slatted wall panelling, a window to the side elevation, French doors to Juliet balcony to the front elevation and a door to the decked balcony to side.



## DECKED BALCONY

Private decked balcony to the side elevation of the property with fitted planters.



## OUTSIDE

Front driveway leading to gated courtyard with storage shed. The space contains room for up to three cars.

## 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

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

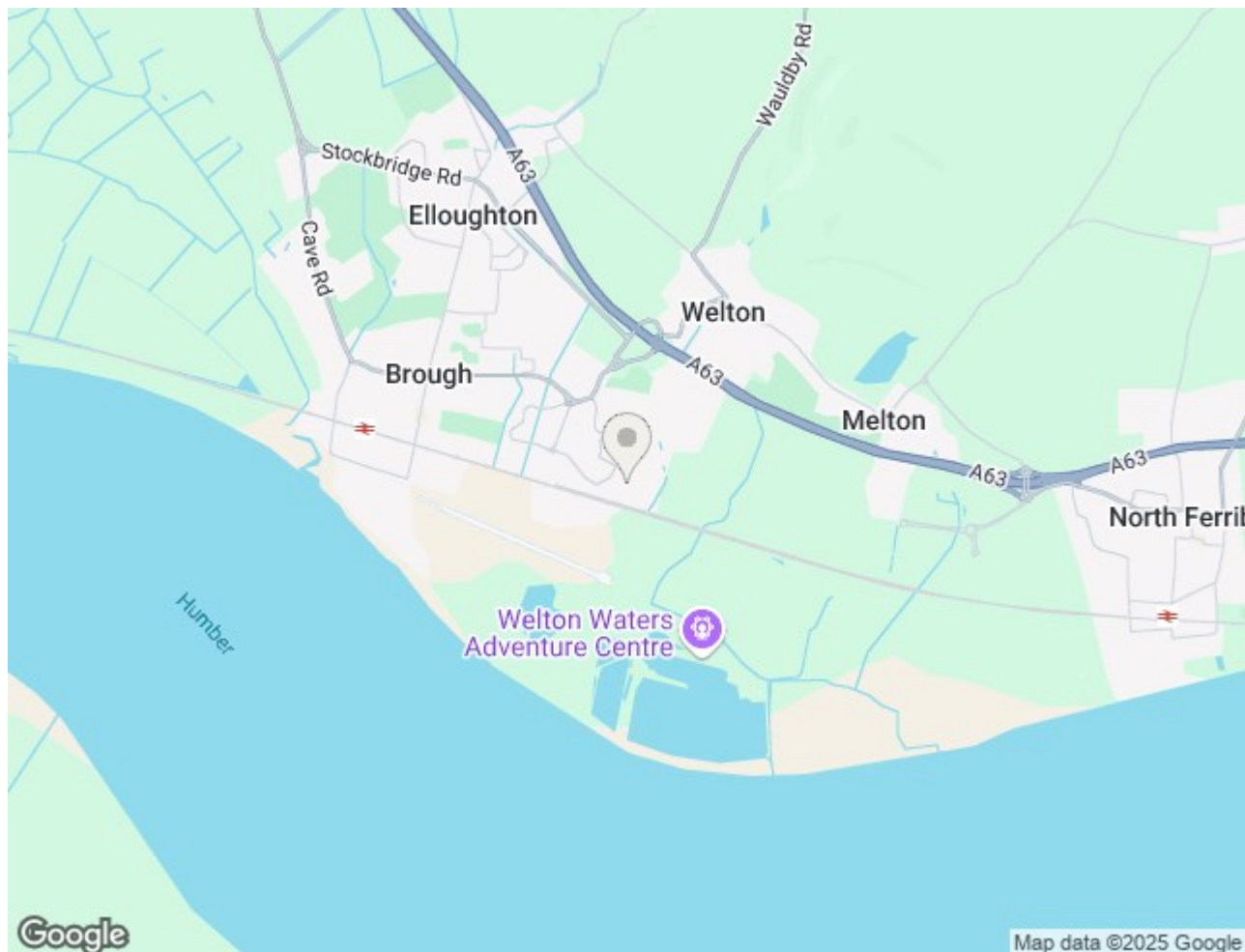
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

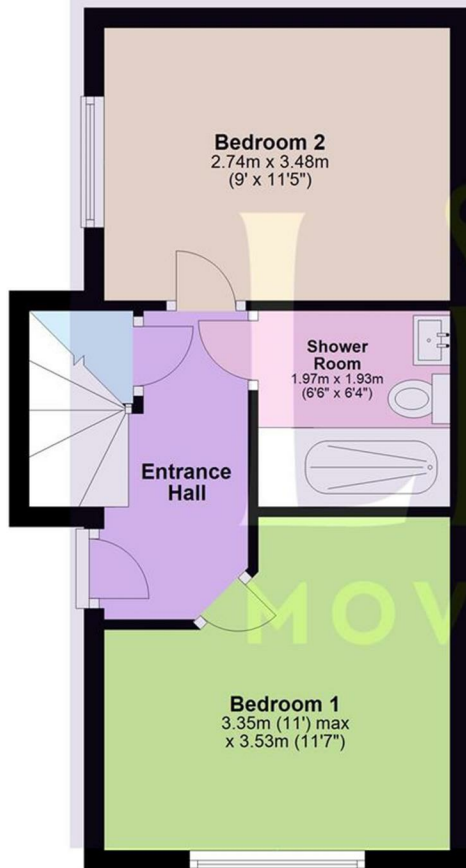
## VALUATION SERVICE

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.



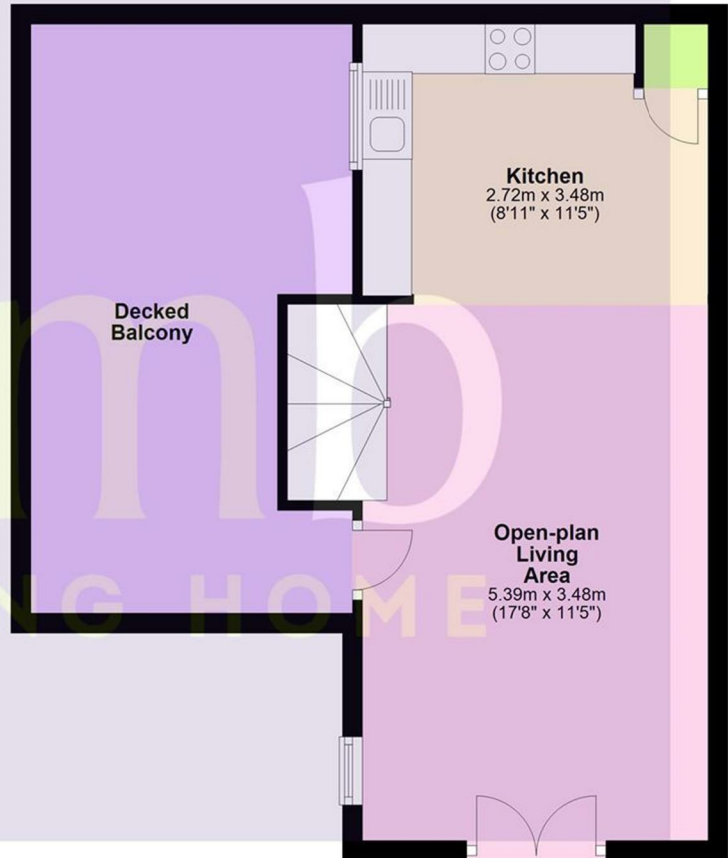
## Ground Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



## First Floor


Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)  
14 Munstead Way, Brough



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</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	