

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



28 Loxley Way, Brough, East Yorkshire, HU15 1GB

- 📍 Mid Terrace
- 📍 3 Beds/2 Baths
- 📍 Modern Kitchen
- 📍 Council Tax Band = D
- 📍 Spacious Lounge
- 📍 Garden
- 📍 Garage
- 📍 Freehold / EPC = C

£225,000

INTRODUCTION

Presenting a superbly well-appointed townhouse, thoughtfully arranged over three floors to provide an excellent array of versatile accommodation. The ground floor features a welcoming entrance hall, a convenient cloaks/W.C., a modern fitted kitchen, and a comfortable sitting room offering direct access to the rear garden. Ascend to the first floor to find a spacious lounge, complete with a 'Juliet' style retaining balcony, alongside an additional bedroom. The second floor hosts the main bedroom, benefiting from fitted wardrobes and an en-suite shower room, a second good-sized bedroom, and a well-appointed family bathroom. The property is situated in a very appealing row set behind a brick wall with wrought iron railings. The low-maintenance rear garden boasts a decked area ideal for outdoor living, an artificial lawn, and an attractive rockery, complemented by a garden shed. A rear gate provides access to both private parking and a garage.



LOCATION

Loxley Way forms part of the popular development to the eastern side 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.

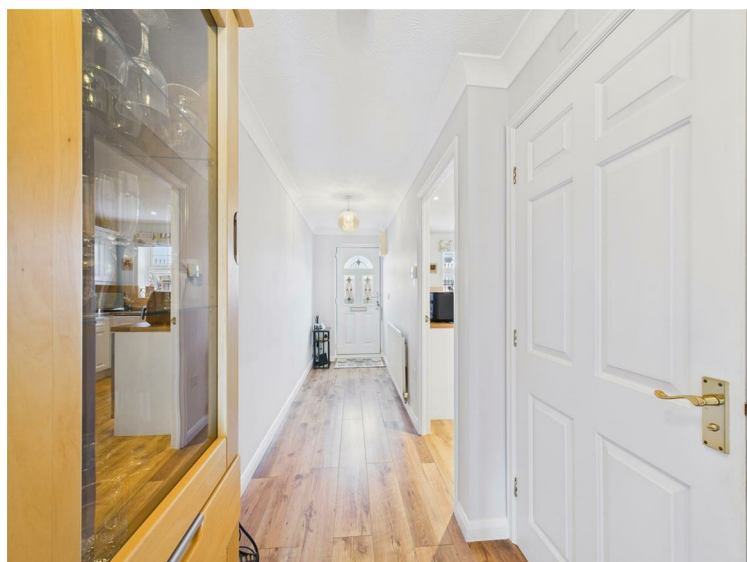
ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Part tiling to walls, tiled floor.

KITCHEN

Having a range of modern base and wall units with contrasting worktops incorporating a sink and drainer with mixer tap, range style cooker, wine chiller, dishwasher and washing machine. here is space for a fridge/freezer, tiled splashbacks and window to the front elevation.



SITTING ROOM

With understairs storage cupboard, window and external access door to rear.



FIRST FLOOR

LANDING

With staircase leading up to the second floor.

LOUNGE

With two doors to 'Juliet' style retaining balcony.



BEDROOM 3

With windows to the rear elevation.



SECOND FLOOR

LANDING

With airing cupboard situated off.

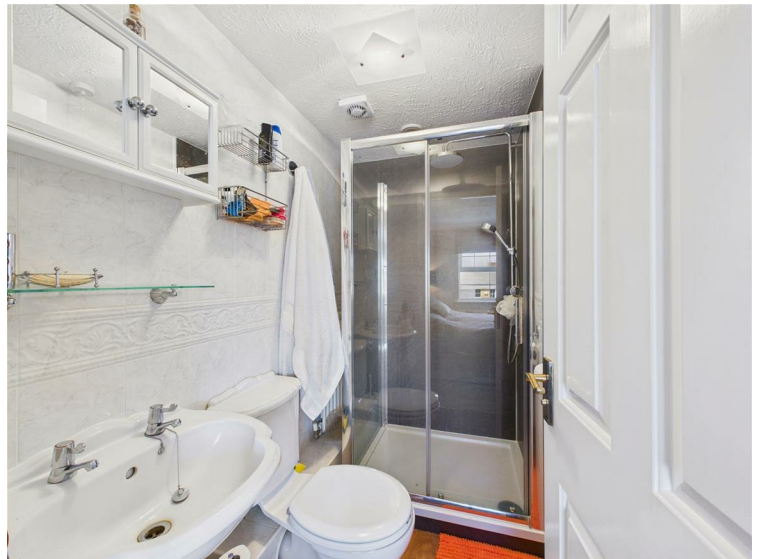
BEDROOM 1

With fitted wardrobes and windows to the front elevation.



EN-SUITE

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



BEDROOM 2

With fitted wardrobes and windows to the rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls.



OUTSIDE

The property is situated in a very appealing row set behind a brick wall with wrought iron railings. The low-maintenance rear garden boasts a decked area ideal for outdoor living, an artificial lawn, and an attractive rockery, complemented by a garden shed. A rear gate provides access to both private parking and a garage.



REAR VIEW OF PROPERTY



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

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

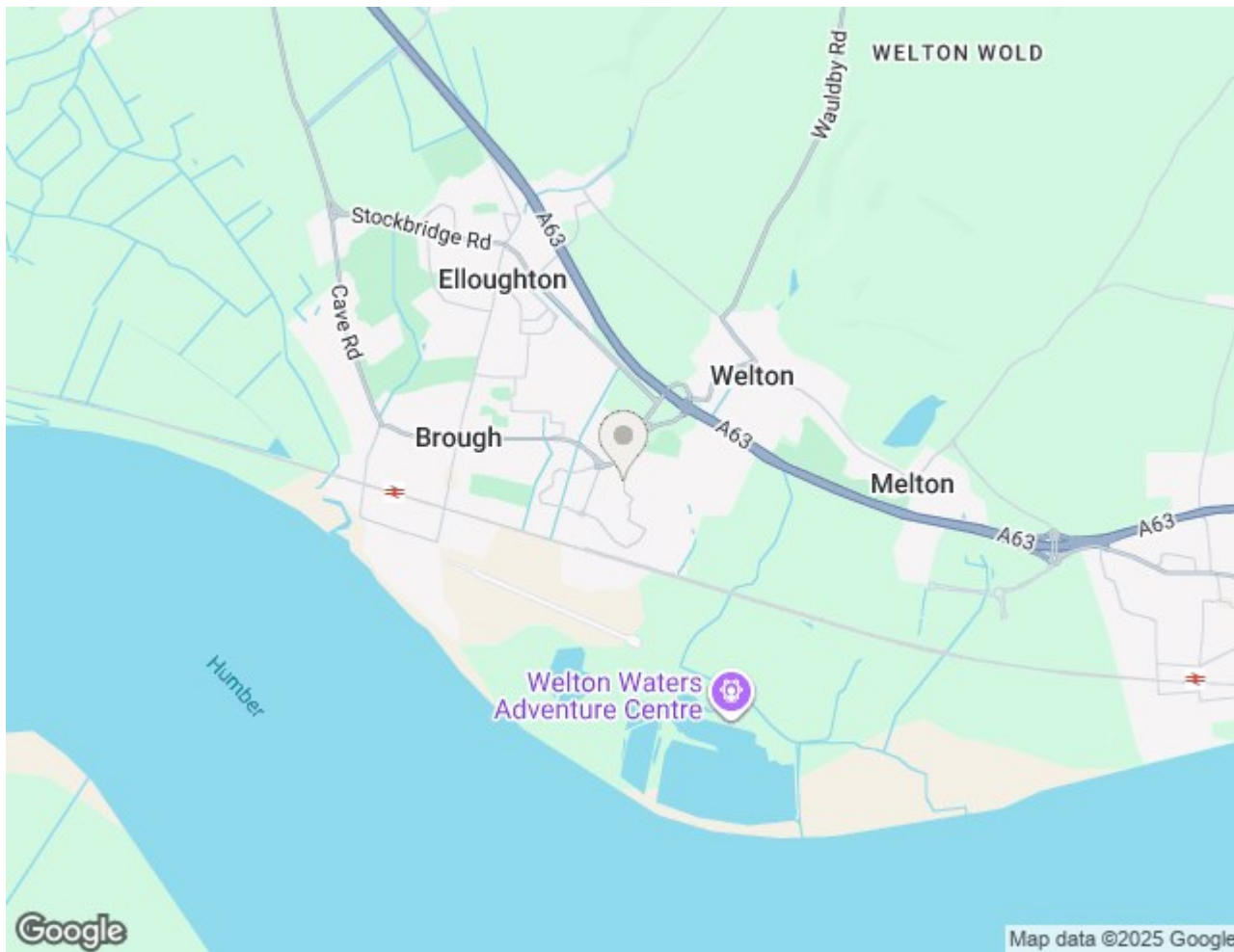
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

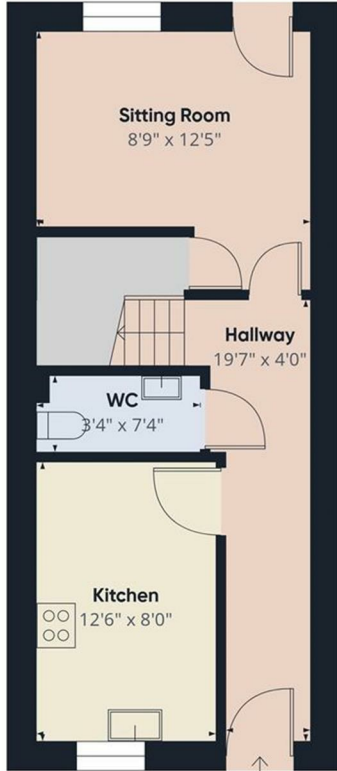
PHOTOGRAPH DISCLAIMER

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.

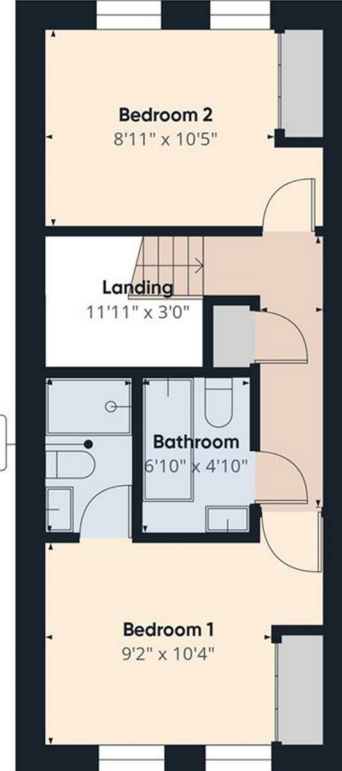




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1094 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
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	