

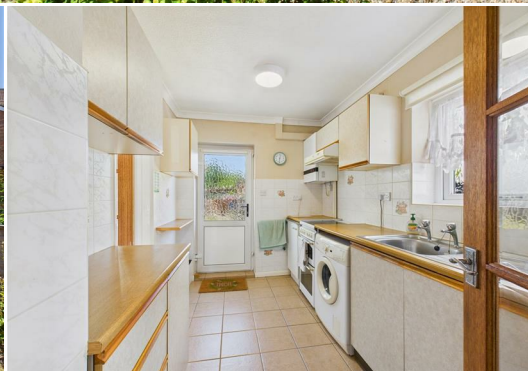
Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



6 The Burrs, Brough, East Yorkshire, HU15 1DT

- 📍 Semi-Detached House
- 📍 Scope to Update
- 📍 Westerly Rear Garden
- 📍 Council Tax Band = B

- 📍 Excellent Parking & Garage
- 📍 No Onward Chain!
- 📍 Viewing Highly Recommended!
- 📍 Freehold / EPC = D

£189,950

INTRODUCTION

This semi-detached home is offered for sale with the significant advantage of no onward chain, featuring a pleasant westerly rear garden and excellent parking provisions. With the benefit of gas central heating and modern uPVC double glazing, the property offers a sound base, with some cosmetic updating providing an opportunity for enhancement. Accommodation includes an entrance hall, a through lounge/diner, kitchen, three bedrooms, and a shower room.

The exterior provides a gravelled frontage, leading to a rear garden with lawn, patio, and gravelled areas. A garage with an attached carport is complemented by flexible rear parking, easily expandable from two to four vehicles. This property represents a fantastic opportunity.

LOCATION

The Burrs is a small lane which runs off Welton Road close to its junction with Cave Road and benefits from its proximity to The Burrs Playing Fields, which holds historical significance as part of the old Roman fort of Petuaria.

Brough offers a convenient and appealing lifestyle with a range of local amenities within easy reach. These include a Morrisons Supermarket, Aldi Supermarket and Sainsbury's Local, as well as a Post Office, local shops, pubs, and eateries. The town boasts good primary schools, and for commuters, Brough railway station provides direct links to Hull, Doncaster, Sheffield, and even London, while easy access to the A63 and M62 motorway network is also available.

The area is experiencing growth, with ongoing new developments enhancing the local infrastructure and amenities. Residents can enjoy nearby green spaces and the blend of modern conveniences with Brough's rich historical heritage.

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 and cupboard under.

LOUNGE/DINER

With window to the front elevation and patio doors leading through to the conservatory.



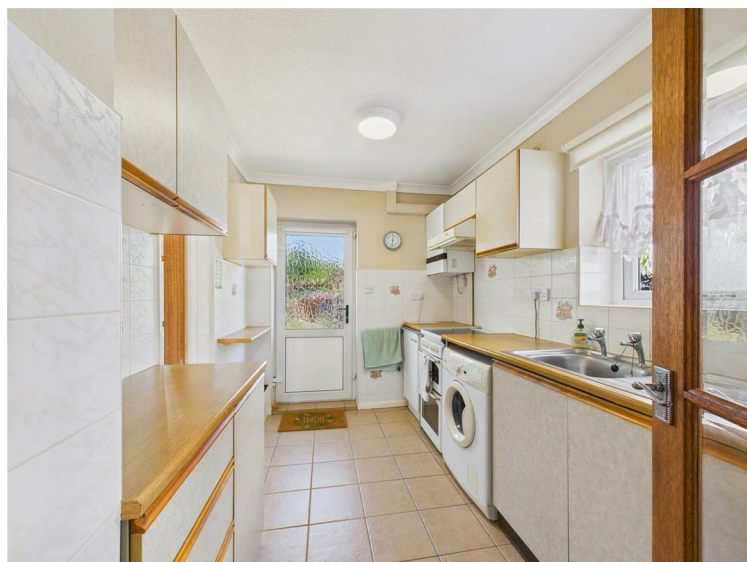
CONSERVATORY

With door to the garden.



KITCHEN

With fitted units, laminate worktops, freestanding cooker, washing machine and space for a fridge freezer. External access door to rear, windows to side.



FIRST FLOOR

LANDING

With window to side and loft access hatch.

BEDROOM 1

With fitted wardrobes, dressing table and drawers. Window to front.



BEDROOM 2

With built in wardrobe, dressing table and drawers, Window to rear.



BEDROOM 3

With built in cupboard and window to front.



SHOWER ROOM

With wet room style shower, wash hand basin and low flush W.C. Tiled walls and window to rear.



OUTSIDE

The exterior provides a gravelled frontage, leading to a rear garden with lawn, patio, and gravelled areas and a greenhouse. A garage with an attached carport is complemented by flexible rear parking, easily expandable from two to four vehicles.



GARAGE & PARKING



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.

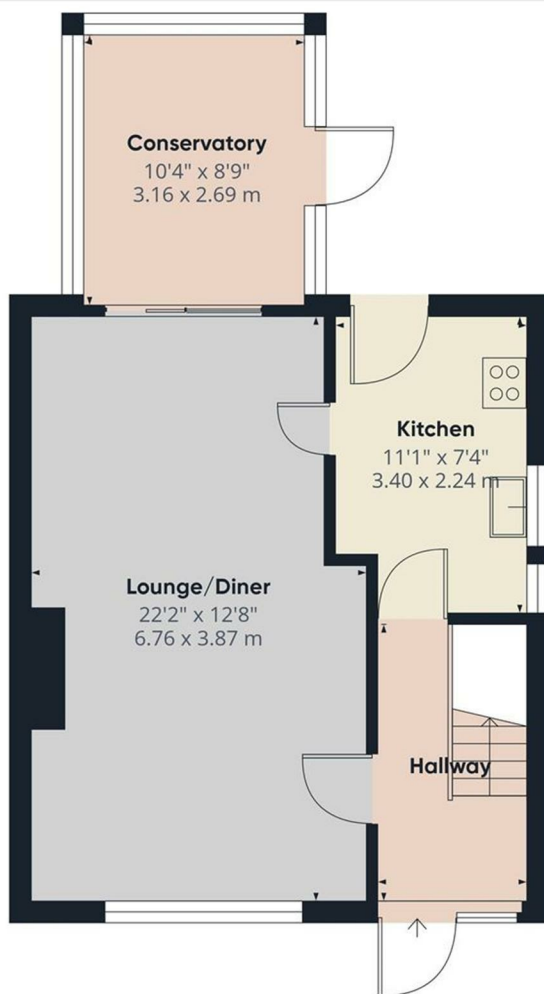
PHOTOGRAPH DISCLAIMER

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.





Floor 0

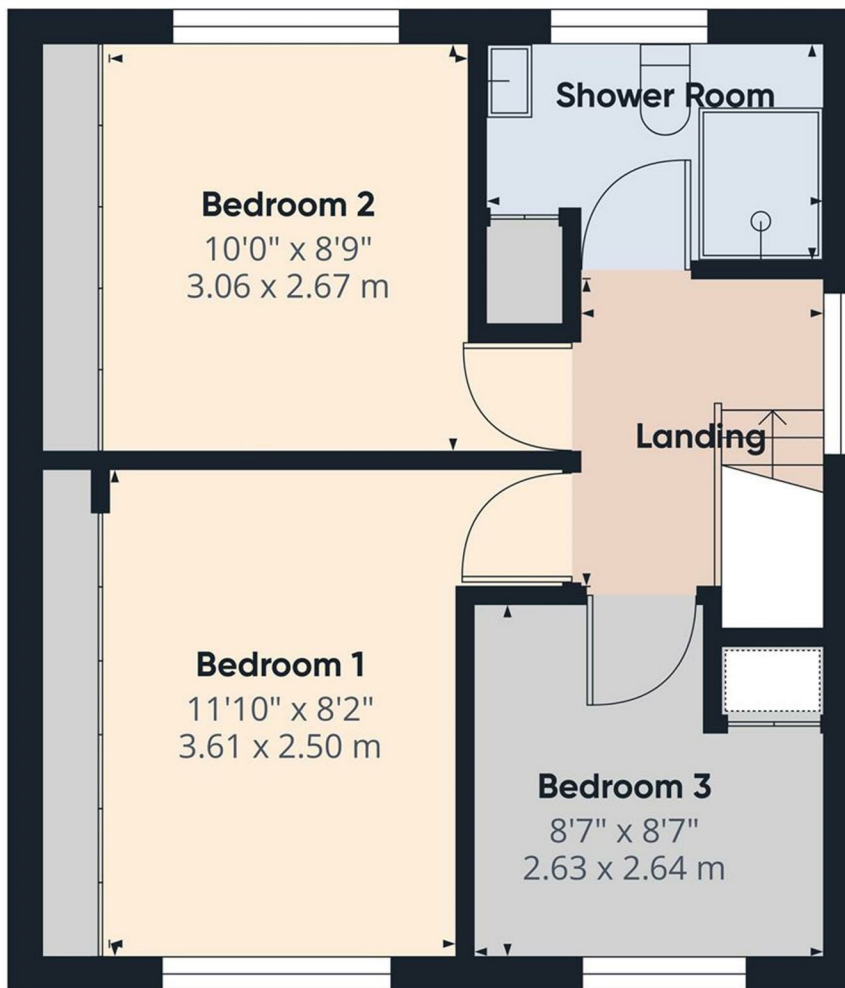


Approximate total area^m
514 ft²
47.7 m²

(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



Floor 1




Approximate total area^m
373 ft²
34.7 m²

(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		85
(69-80) C		
(55-68) D	58	
(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	