

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



*24 Willow Drive, Brough, East Yorkshire, HU15 1TR*

- 📍 Unique Freehold Home
- 📍 Apartment Style Living
- 📍 Two Beds (one ground floor)
- 📍 Council Tax Band = B
- 📍 Open Plan Layout
- 📍 Excellent Storage
- 📍 Designated Parking
- 📍 Freehold / EPC = C

**£129,950**



## INTRODUCTION

Experience unique apartment-style living within your very own freehold building. This attractive, well-presented home occupies the first floor over an archway, offering an open-plan layout perfect for a low-maintenance lifestyle.

The property features a ground floor entrance hall leading to a versatile ground floor bedroom and a staircase to the main accommodation. Upstairs, you'll find an open-plan living kitchen, a further bedroom with built in wardrobes and a bathroom. Parking is available in the rear courtyard. Beneath the property, practical storage includes a convenient store with rear access via an up and over garage door and additional understairs space. This truly intriguing property demands early viewing.

## LOCATION

Willow Drive is situated off Myrtle Way, Brough. Brough is a vibrant and expanding community in East Yorkshire, offering an excellent array of local amenities for everyday convenience. Residents benefit from a choice of supermarkets including Aldi, Morrisons, and Sainsbury's Local, alongside a Post Office and various general amenities. The village provides good primary schooling, with highly regarded secondary education available at South Hunsley School in the neighbouring village of Melton.

Strategically located to the west of Hull, Brough is particularly well-suited for commuters. It boasts its own mainline railway station, providing direct links to Hull city centre, Doncaster, Sheffield, and London. Furthermore, convenient access to the A63 ensures swift connections into Hull to the east and the wider national motorway network to the west, making Brough an ideal base for both local and regional travel. The ongoing development within the village continues to enhance its infrastructure and appeal.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALL

With door to the ground floor bedroom and staircase leading up to the first floor.

### BEDROOM 2

With window to the front elevation.



## FIRST FLOOR

## LANDING

With window to rear.



OPEN PLAN LIVING



## KITCHEN AREA

Having a good range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob, dishwasher and space for further under counter appliances. Window to rear.



## LIVING AREA

With window to the front elevation.





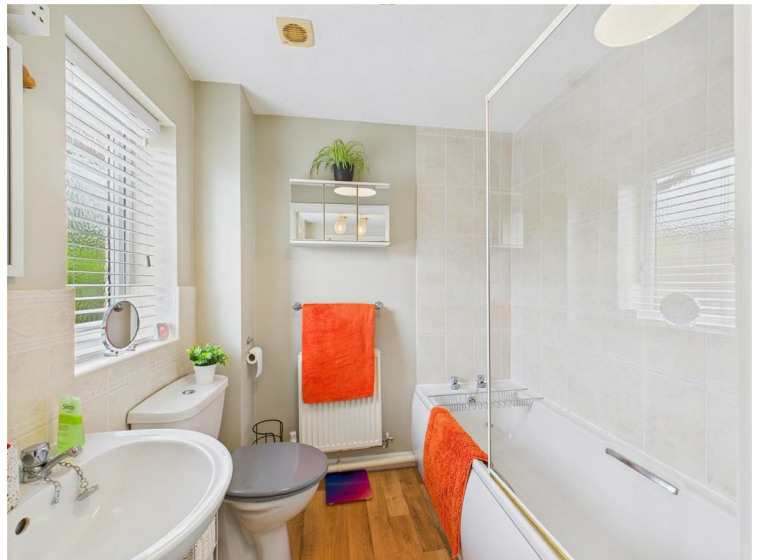
## BEDROOM 1

With fitted wardrobe, airing cupboard and window to front.



## BATHROOM

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



## OUTSIDE

Parking is available in the rear courtyard. Beneath the property, practical storage includes a convenient store with rear access via an up and over garage door and additional understairs space.



## 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

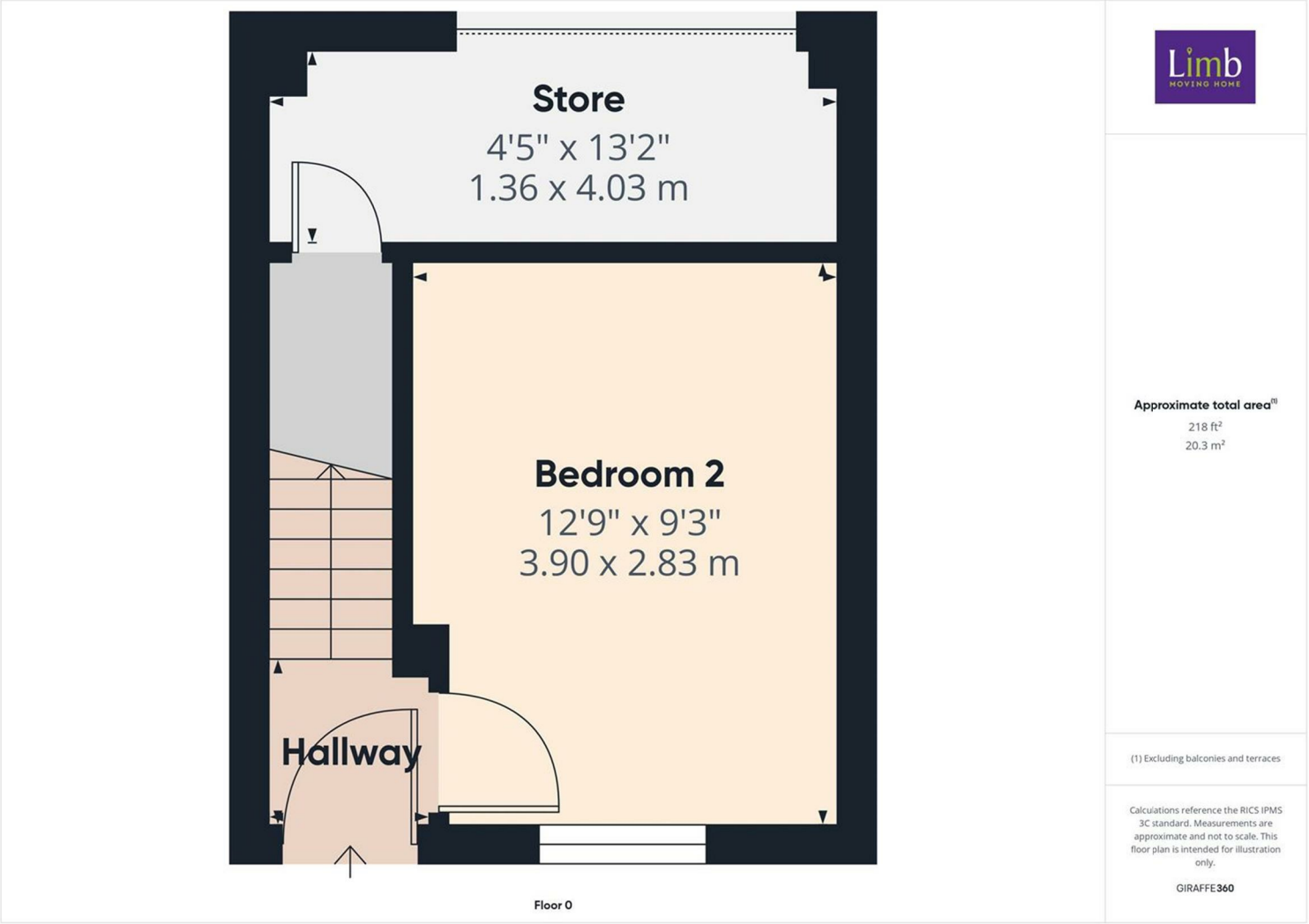
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

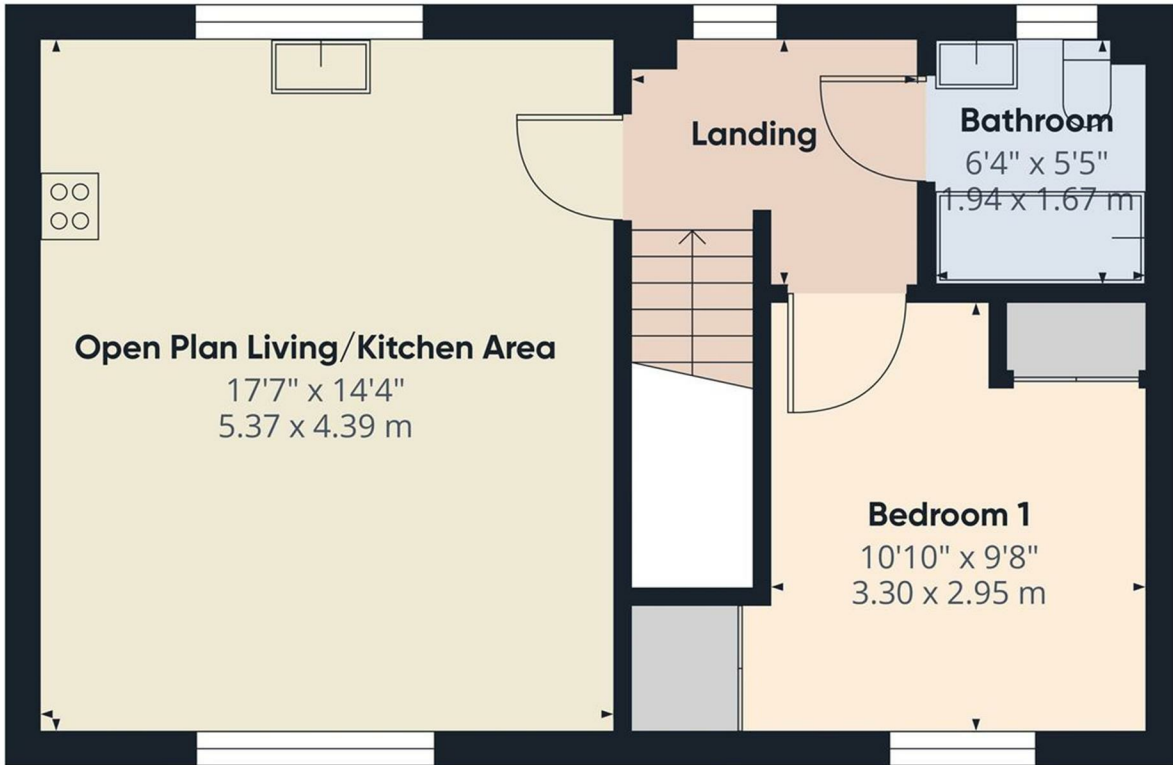
## VALUATION SERVICE

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 1




Approximate total area<sup>m</sup>  
445 ft<sup>2</sup>  
41.4 m<sup>2</sup>

(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	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	