

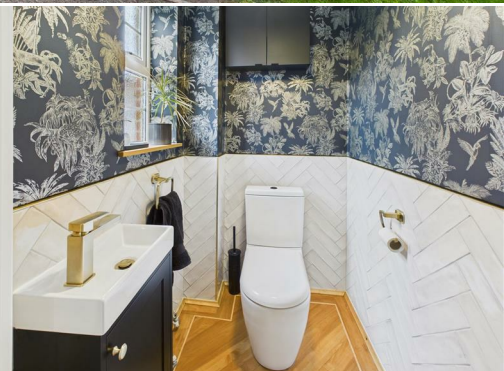
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*47 Myrtle Way, Brough, East Yorkshire, HU15 1SR*

- 📍 Detached House
- 📍 4 Good Bedrooms
- 📍 Spacious Kitchen
- 📍 Council Tax Band = E
- 📍 Side Drive & Garage
- 📍 Front & Rear Gardens
- 📍 C/Heating & D/Glazing
- 📍 Freehold/EPC = C

**£359,950**



## INTRODUCTION

This striking modern detached house is ideal for a family with its attractive layout and plenty of space. Somewhat deceptive from its external appearance, the property affords around 1,500sq.ft. of accommodation and is depicted on the attached floorplan. The ground floor briefly comprises a stunning central dining/living reception, feature lounge with fireplace, superb dining kitchen which in turn opens through to the conservatory. There is also a modern cloaks/W.C.. At first floor are four good sized bedrooms including an impressive main bedroom with en-suite shower room. There is also a four piece family bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside there is a garden area to the front and a driveway leads onwards to the single garage. To the rear the garden incorporates a lawn, raised borders and a corner deck to enjoy those sunny afternoons.

## LOCATION

The property is situated along Myrtle Way close to its junction with Willow Drive. Brough is a growing community and provides a good range of local shops including supermarkets, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 AREA

Opening through to the dining/reception.

### CLOAKS/W.C.

With low flush W.C., wash hand basin in cabinet, tiled surround, Karndean flooring and window to side elevation.



## DINING RECEPTION

Situated between the kitchen and lounge. A staircase is situated to one end of the room leading up to the first floor and there is a storage cupboard beneath. Karndean flooring.



## LIVING ROOM

With feature fire surround housing a living flame gas fire. Windows to the front and side elevations.



## DINING KITCHEN

This stunning room has a range of fitted base and wall mounted units with contrasting worksurfaces over, one and a half sink and drainer unit, integrated appliances including a double oven, four ring hob with extractor over, fridge/freezer, dishwasher and plumbing for a washing machine. Tiled surround to units, Karndean flooring. Window to rear and an opening through to the conservatory.



## CONSERVATORY

Of uPVC construction with double doors to the rear garden.



## FIRST FLOOR



## LANDING

Airing cupboard off.



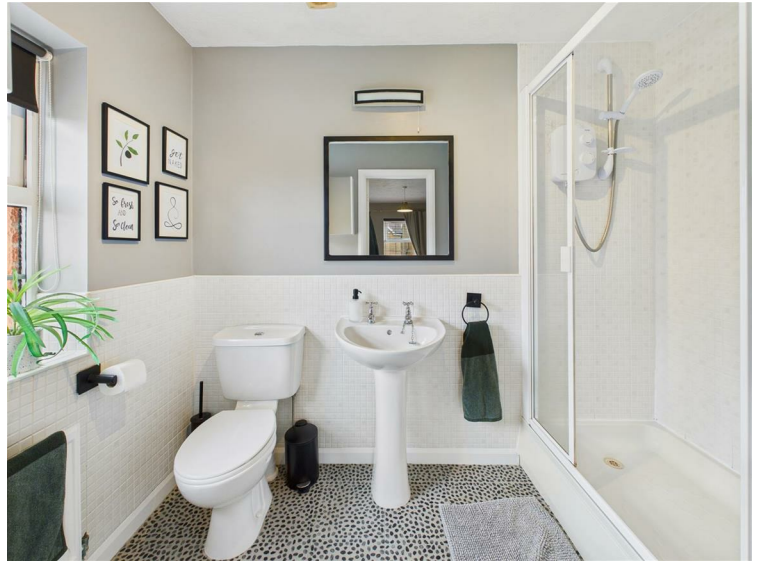
## BEDROOM 1

A delightful room with fitted wardrobes and windows to front and side elevations.



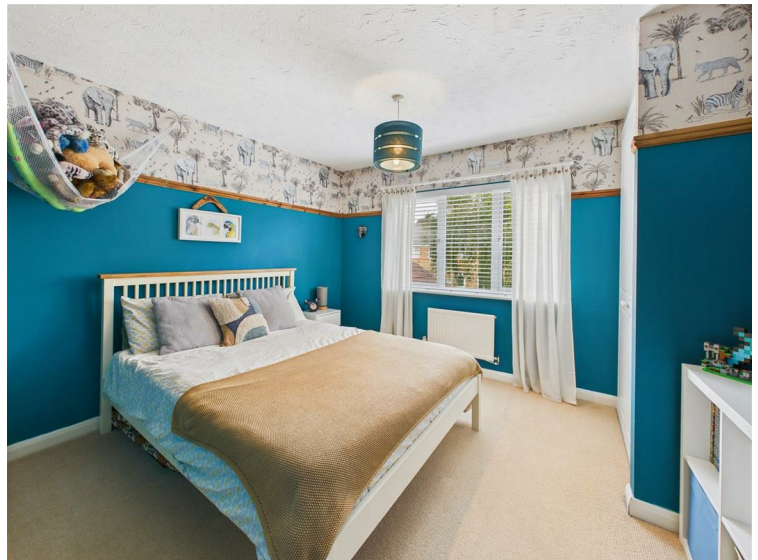
## EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround and window to side elevation.



## BEDROOM 2

Fitted wardrobes and window to rear elevation.



## BEDROOM 3

With fitted wardrobes and window to rear elevation.



## BEDROOM 4

Window to front elevation.



## BATHROOM

With four piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround and window to side elevation.





## OUTSIDE

A lawned garden extends to the front and a good sized drive leads to the single garage. The rear garden is lawned with a decked patio to one corner and raised borders with railway sleeper retainers.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

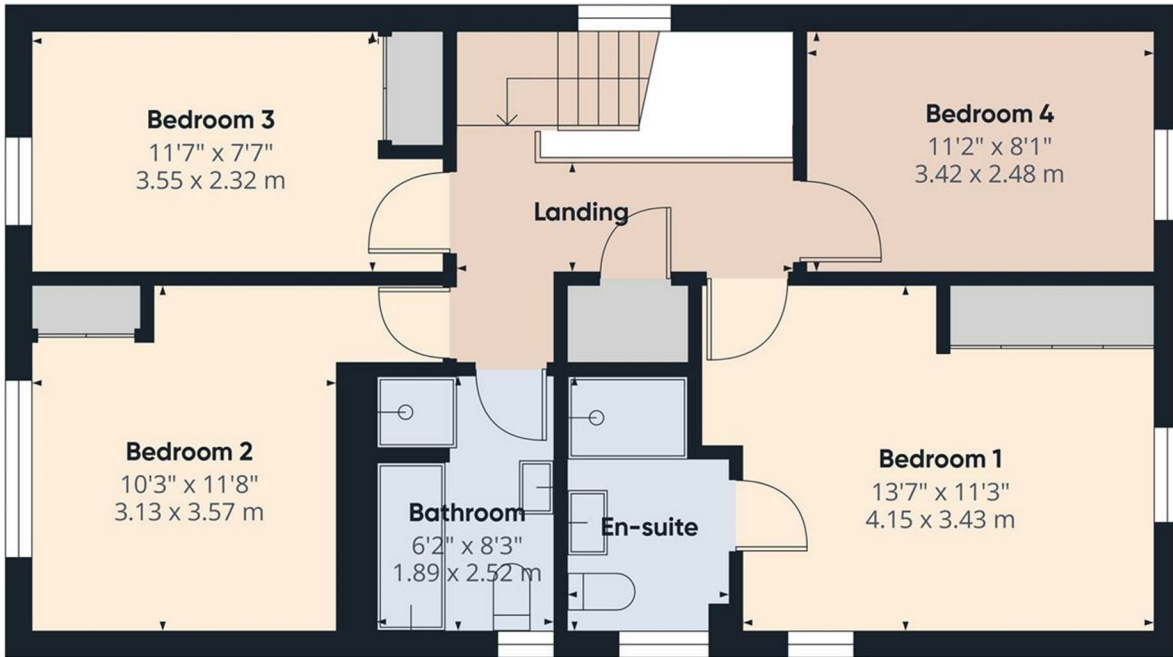
## VALUATION SERVICE

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>(1)</sup>  
630 ft<sup>2</sup>  
58.5 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) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>81</b>                                                                         |
| (55-68) <b>D</b>                            | <b>69</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<br>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<br>2002/91/EC |  |