

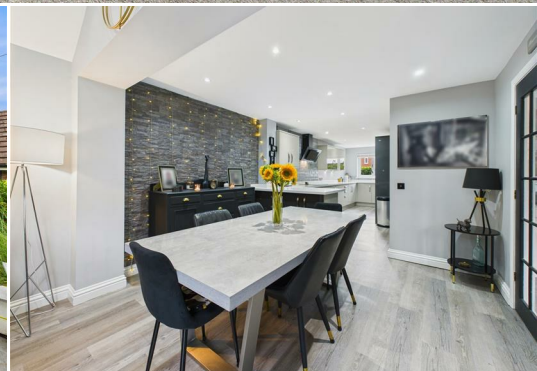
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



39 Husthwaite Road, Brough, East Yorkshire, HU15 1TF

- 📍 Stunning Contemporary Home
- 📍 Significantly Extended
- 📍 Fabulous Living Space
- 📍 Council Tax Band = E
- 📍 4/5 Bedrooms
- 📍 Bath + 2 En-suites
- 📍 Contemporary Garden
- 📍 Freehold/EPC = C

£385,000

INTRODUCTION

This stunning contemporary detached house has been remodelled and significantly extended to create a fabulous family home offering all the luxuries of modern living. The layout is depicted on the attached floorplan which briefly comprises a central hallway, superb fitted kitchen which is open plan in style through to a dining and living area with vaulted ceiling. There is a separate sitting room and a study/bedroom 5. Features also include a well fitted utility room, cloaks/W.C.. and store room. Upon the first floor are a series of four bedrooms, 2 with en-suite facilities and a separate bathroom. The accommodation has the benefit of gas fired central heating, underfloor heating and uPVC framed double glazing. Outside mature hedging to the front provides privacy and a side drive affords parking in front of the store garage. The rear garden is a particular feature having been attractively landscaped and set out for ease of maintenance with a contemporary feel having artificial grass, raised borders and paved patio.



LOCATION

The property is situated on Husthwaite Road within this popular residential development on the eastern fringes of the village. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, 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

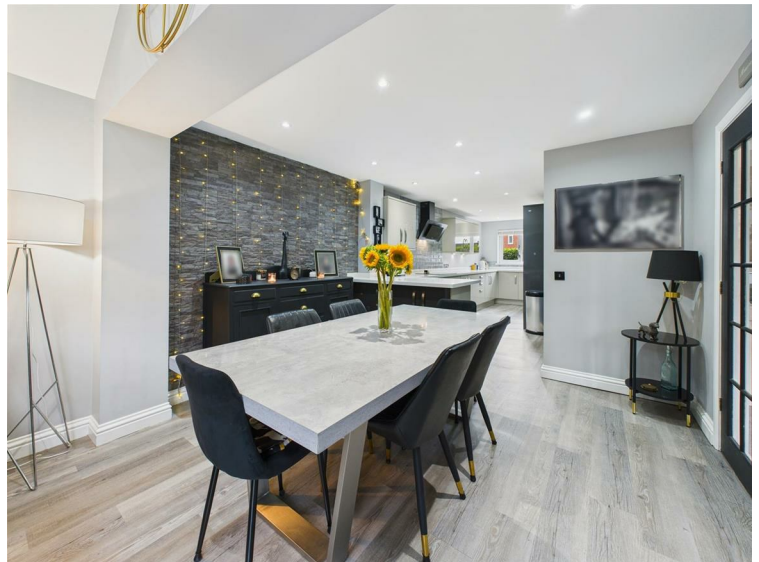
Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off, cupboard to corner.

DINING AREA

With designer radiator linking the kitchen and living room.



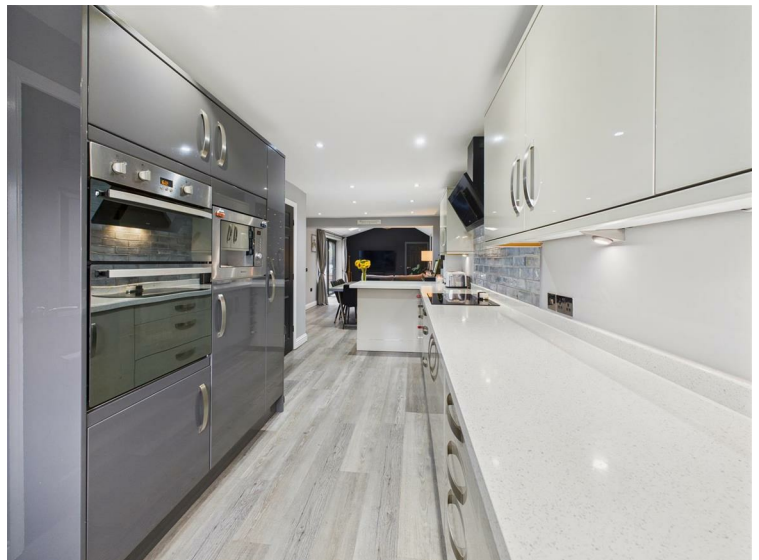
LIVING ROOM

With bi fold doors opening out to the garden. Vaulted ceiling with two inset Velux windows, wall mounted TV point, underfloor heating.



KITCHEN

A superb open plan space through to the dining and living area. There are a range of contemporary fitted high gloss fronted units with work surfaces, integrated double oven, microwave, four ring induction hob with extractor hood above, fridge and dishwasher. Window to front elevation.



SITTING ROOM

Window to rear elevation.



OFFICE/BEDROOM 5

With window to front elevation.



UTILITY ROOM

With fitted units, one and a half sink and drainer, plumbing for automatic washing machine, underfloor heating, external door to side of house.



CLOAKS/W.C.

Contemporary refitted suite with low level W.C. and designer wash hand basin.



FIRST FLOOR

LANDING

Access to roof void, airing cupboard off.

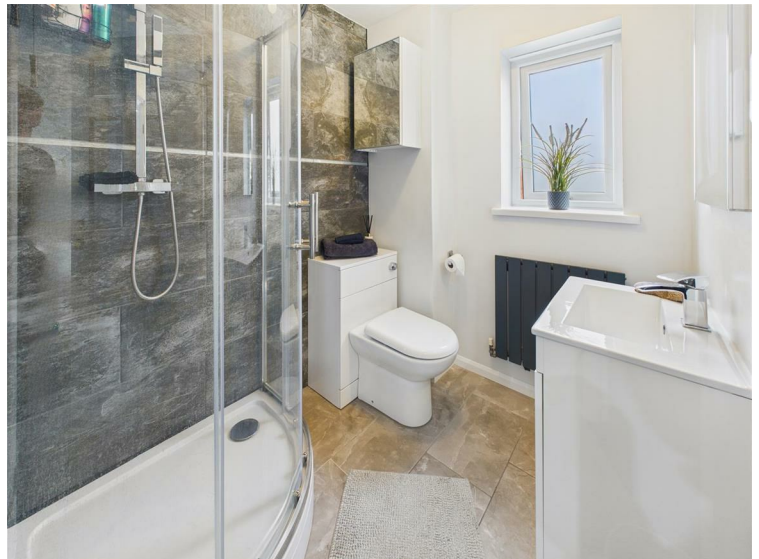
BEDROOM 1

With fitted wardrobing, recessed spot lights to ceiling.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, concealed flush W.C., wash hand basin and cabinet, tiled surround and floor.



BEDROOM 2

Window to rear elevation.



EN-SUITE

With low level W.C., wash hand basin, shower cubicle, tiling to walls and floor.

BEDROOM 3

Window to rear elevation.



BEDROOM 4

Window to front elevation.



BATHROOM

Recently refitted. A stylish suite comprising bath with a rainhead and handheld shower over, spray screen, concealed flush W.C., wash hand basin and cabinet, tiled surround, heated towel rail.



OUTSIDE

Outside mature hedging to the front provides privacy and a side drive affords parking in front of the store garage. The rear garden is a particular feature having been attractively landscaped and set out for ease of maintenance with a contemporary feel having artificial grass, raised borders and paved patio.





REAR VIEW



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

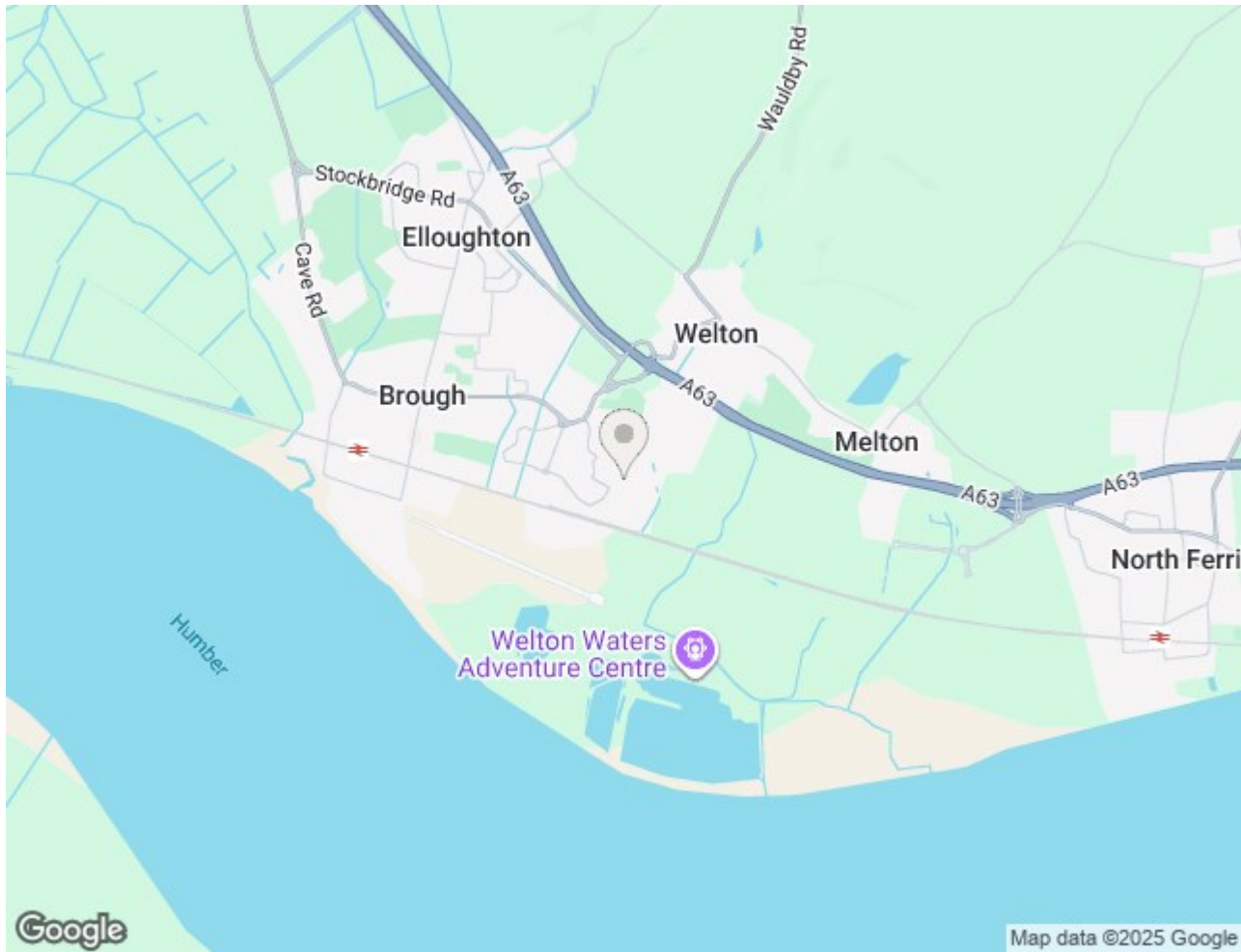
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



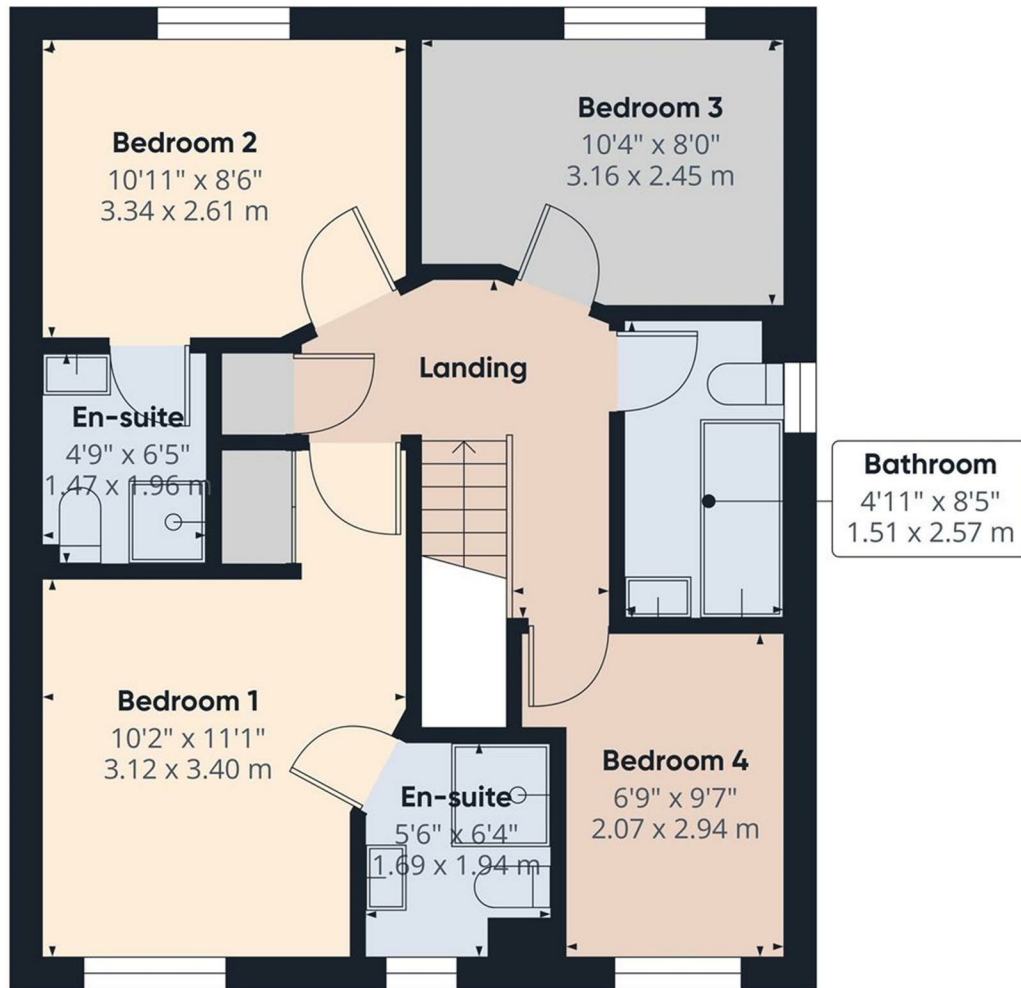


Approximate total area⁽¹⁾
1004 ft²
93.2 m²

(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
521 ft²
48.5 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		
(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	