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**Limb**  
MOVING HOME



*44 Millias Close, Brough, East Yorkshire, HU15 1GP*

Impressive Detached

Stunning Open Plan Living

Ideal Family Home

Council Tax Band = G

5 Beds / 3 Baths

3 Reception Rooms

Gardens, Drive & Garage

Freehold / EPC = B

**£595,000**

## INTRODUCTION

This substantial and impressive detached family home offers stylish, generous accommodation arranged over two floors. With recent additions including newly fitted windows dressed with elegant plantation shutters, this property seamlessly blends luxury and practicality.

The attractive layout begins with a welcoming entrance hall, leading to a cloaks/W.C. The ground floor provides excellent reception space, including a formal Dining Room, a dedicated Home Office for remote work, and a spacious Lounge featuring a bespoke, characterful Inglenook-style fireplace with a cozy gas burning stove.

The true heart of the house is the stunning open-plan Living Kitchen, fitted with high-quality Burbidge units, elegant quartz worktops, and integrated NEFF appliances, all supported by a practical utility room.

The first floor is accessed via a superb galleried landing. This level hosts a luxurious Principal Bedroom suite complete with a walk-in wardrobe and modern en-suite, a second bedroom with fitted wardrobes and en-suite, and three further generous bedrooms, all benefiting from fitted wardrobes and served by the family bathroom.

The property is equipped with gas central heating and uPVC double glazing. The property has been recently redecorated throughout (note: the hallway, stairs, and landing are scheduled for decoration completion at the end of January 2026).

Externally, a tarmac driveway provides ample parking and access to the double garage. The rear garden has been re-turfed and offers an attractive patio area and established shrubbery, creating a perfect, well-maintained family haven.

## LOCATION

Millias Close is located off Coltman Close which leads from Ruskin Way and forms part of the modern development to the eastern fringe of the village. Brough is a growing community and provides a good range of local shops including both 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

Residential entrance door to:

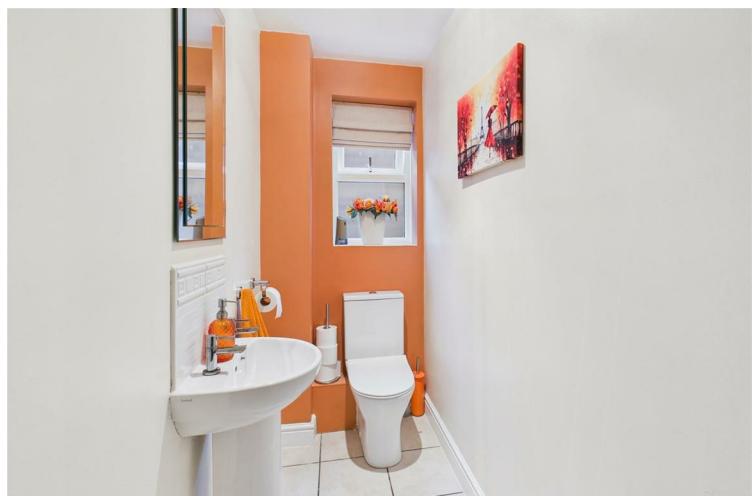
### ENTRANCE HALLWAY

With staircase leading up to the first floor with cupboard under.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor, window to side.



### DINING ROOM

11'5" x 10'3" approx (3.48m x 3.12m approx)

Windows to front and side elevations.



## STUDY

11'8" x 6'11" approx (3.56m x 2.11m approx)

Bay window to the front elevation.



## LOUNGE

19'5" x 11'8" approx (5.92m x 3.56m approx)

Plus a recessed bespoke Inglenook style fireplace including an oak beam with central brick chimney breast with a gas burning stove (note that this is not a working chimney). Windows and French doors lead out to the rear garden and patio.



## OPEN PLAN LIVING KITCHEN

21'10" x 18'4" approx (6.65m x 5.59m approx)

This stunning open-plan kitchen to the rear of the property is the ultimate space for modern living. Featuring Karndean flooring, a log-burning stove, two Velux windows, and French doors to the garden, it's both stylish and inviting. The high-end Burbidge kitchen boasts quartz worktops, a central island, an inset sink with waste disposal, and a full array of integrated NEFF appliances, including two self-clean ovens with slide-and-hide doors, a microwave, coffee machine, two warming drawers, two wine chillers, and a dishwasher, plus space for an American fridge/freezer. With plenty of room for dining and relaxing, this is the perfect hub for family life and entertaining.



## LIVING/DINING AREA



## KITCHEN AREA



## UTILITY ROOM

With fitted units, quartz worktops, inset sink unit, plumbing for a washing machine and space for dryer. Newly installed stable door leading to the side of the property.



## FIRST FLOOR

### GALLERIED LANDING

With large cylinder/airing cupboard and window to the front elevation.



## BEDROOM SUITE

18'10" x 17'9" approx (5.74m x 5.41m approx)

With French doors and 'Juliet' style retaining balcony. Two Velux windows and a fabulous walk in wardrobe.



## BEDROOM AREA



### EN-SUITE BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



## BEDROOM 2

14'0" x 11'8" approx (4.27m x 3.56m approx)

Measurements up to fitted wardrobes. Window to the front elevation.



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, window to front.



### BEDROOM 3

11'9" x 10'4" approx (3.58m x 3.15m approx)

Fitted wardrobes, window to rear.



### BEDROOM 4

14'8" x 11'11" approx (4.47m x 3.63m approx)

Measurements to extremes. With fitted wardrobes and window to rear.



### BEDROOM 5

9'8" x 7'8" approx (2.95m x 2.34m approx)

With fitted wardrobes and window to rear.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor and window to rear.



## OUTSIDE

Externally, a tarmac driveway provides ample parking and access to the double garage, while the recently re-turfed rear garden offers an attractive patio area and established shrubbery, creating a perfect family haven.



## 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 G. 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.

## 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.

## AGENTS NOTE

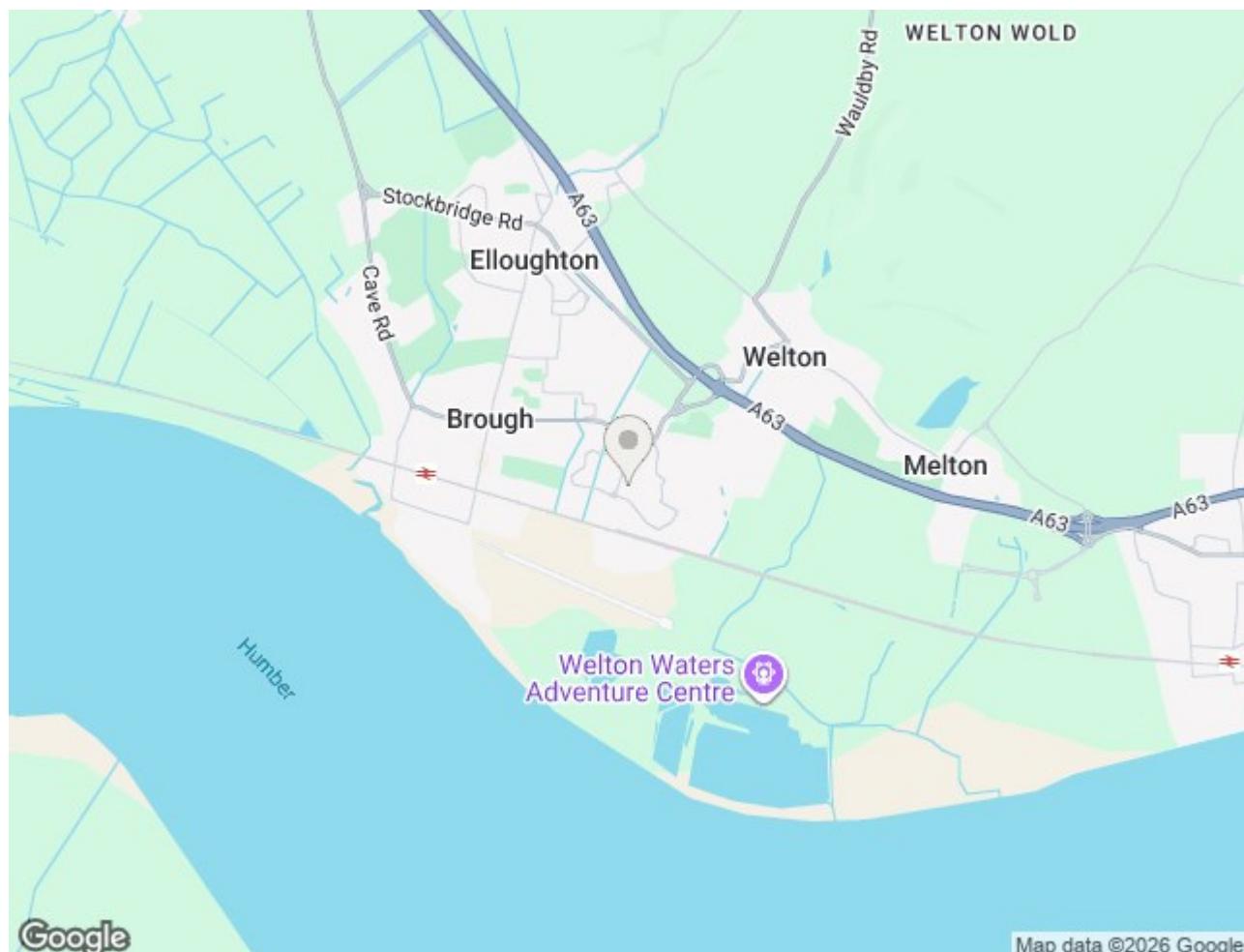
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

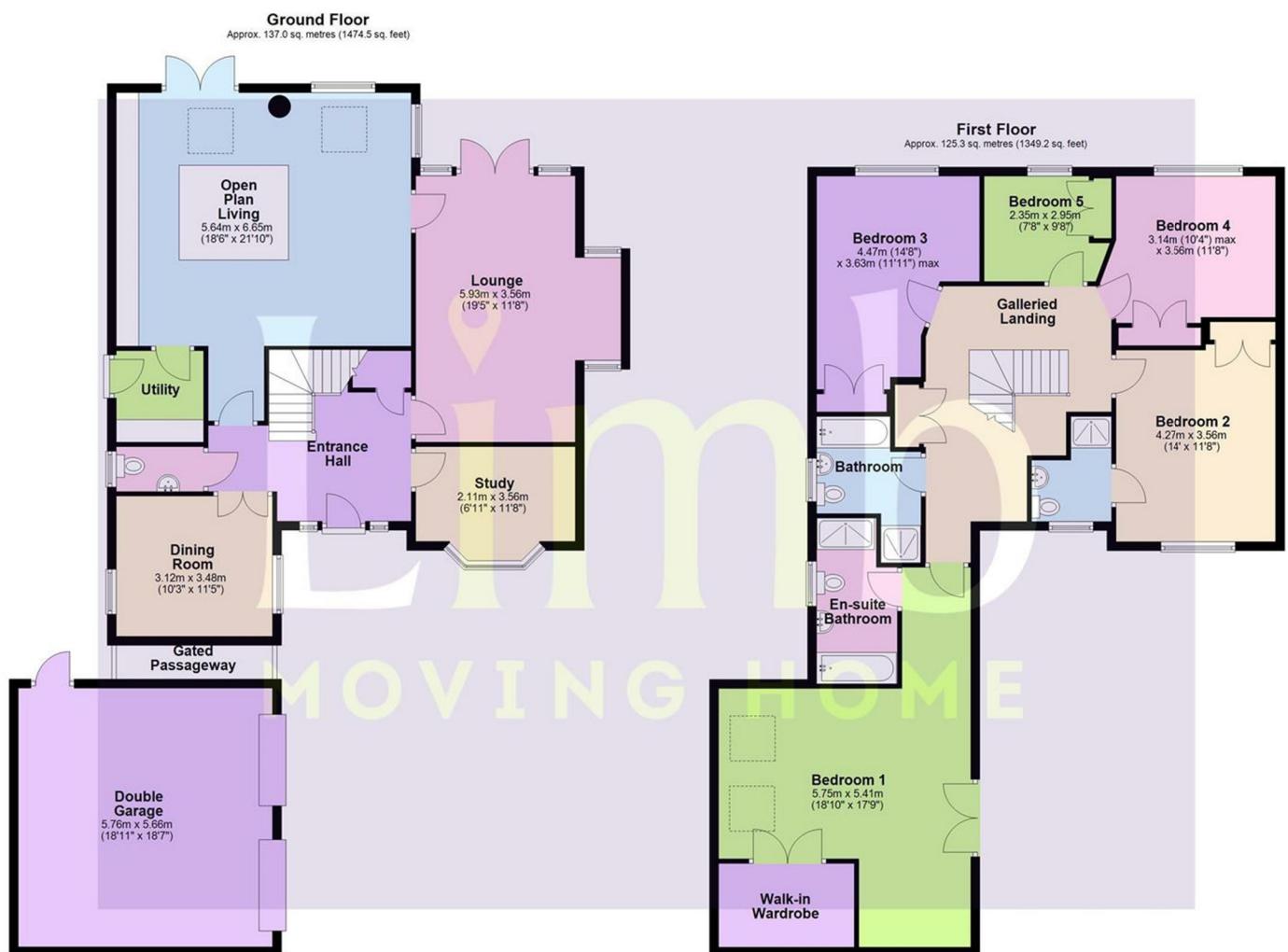
## PHOTOGRAPH DISCLAIMER

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.

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## 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		
<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	