

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



*25 Askew Avenue, Hull, HU4 6LS*

- 📍 3 Bedrooms
- 📍 Unique Opportunity
- 📍 South-Facing Rear Garden
- 📍 Council Tax Band = A
- 📍 Double Fronted Terraced House
- 📍 500<sup>2</sup> ft. Pub/Outbuilding & Workshop
- 📍 Convenient Location
- 📍 Freehold/EPC =

**£125,000**

## INTRODUCTION

This double-fronted three-bedroom terraced house is conveniently situated towards the Hessle Road end of Askew Avenue, and offers far more than meets the eye. The property offers opportunity for development, having been a well-loved family home for a number of years and now being ready for its new owners to transform in line with their own taste and style.

The accommodation briefly comprises a lounge, dining room and kitchen on the ground floor, and three double bedrooms, bathroom and lavatory on the first floor. The south-facing rear garden includes a paved patio to the immediate rear of the property, followed by a lawn and a rockery. A walkway leads into a passage with entrances to a sizeable workshop on one side, and a building which has previously been used as a 'private pub' to the other, measuring over 500<sup>2</sup> ft. and consisting of main social and bar area, snug and conservatory/BBQ space. The well-presented front garden is gravelled with rockery features, and there is an unused driveway which has potential to be utilised again subject to council permission regarding dropping of the curb. There is also a passage leading to the rear garden, which access is shared with the property next door.

Ideal for families with a vision or anybody looking to make their own mark on a home, this property offers a truly unique opportunity to update.

## LOCATION

The property is located on Askew Avenue, between the Hessle Road roundabout and Council Avenue. Being close to Pickering Park, the area is well served by general amenities, recreational facilities and schooling for all ages. There are a number of shopping parades nearby with more extensive facilities to be found at Hessle, Anlaby and Hull city centre itself. An established area to the West of Hull, the property is located on a bus route and its position provides convenient access whether travelling into Hull city centre or in a westerly direction towards the Humber Bridge and motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With window to front and stairs to first floor.

### LOUNGE

With electric fireplace to centre, storage cupboards window to front and sliding door onto the rear patio.



## KITCHEN

With fitted worksurfaces and units and traditionally tiled splashbacks, sink and drainer beneath window to rear, breakfast bar area and plumbing for a washing machine. There is a door to the rear patio and an understairs pantry cupboard to the corner of the room.



## DINING ROOM

Windows to front and rear.



## FIRST FLOOR

### LANDING

Window to rear elevation.

### BEDROOM 1

With fitted storage cupboards and wardrobes and windows to the front and rear elevations.



## BEDROOM 2

Double bedroom with window to the front elevation and fitted wardrobe space to the corner.



## BEDROOM 3

Double bedroom with a window to the rear elevation and storage cupboard to corner.



## BATHROOM

Comprising a bath with shower fitting to the corner and wash-hand basin beneath window to the front elevation.



## W.C.

Low-flush W.C. beneath window to front elevation.

## OUTSIDE

The south-facing rear garden includes a paved patio to the immediate rear of the property, followed by a lawn and a rockery. A walkway leads into a passage with entrances to a sizeable workshop on one side, and a building which has previously been used as a 'private pub' to the other, measuring over 500<sup>2</sup> ft. and consisting of main social and bar area, snug and conservatory/BBQ space.

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## 'PRIVATE PUB'



## 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 A. We would recommend a purchaser make their own enquiries to verify this.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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

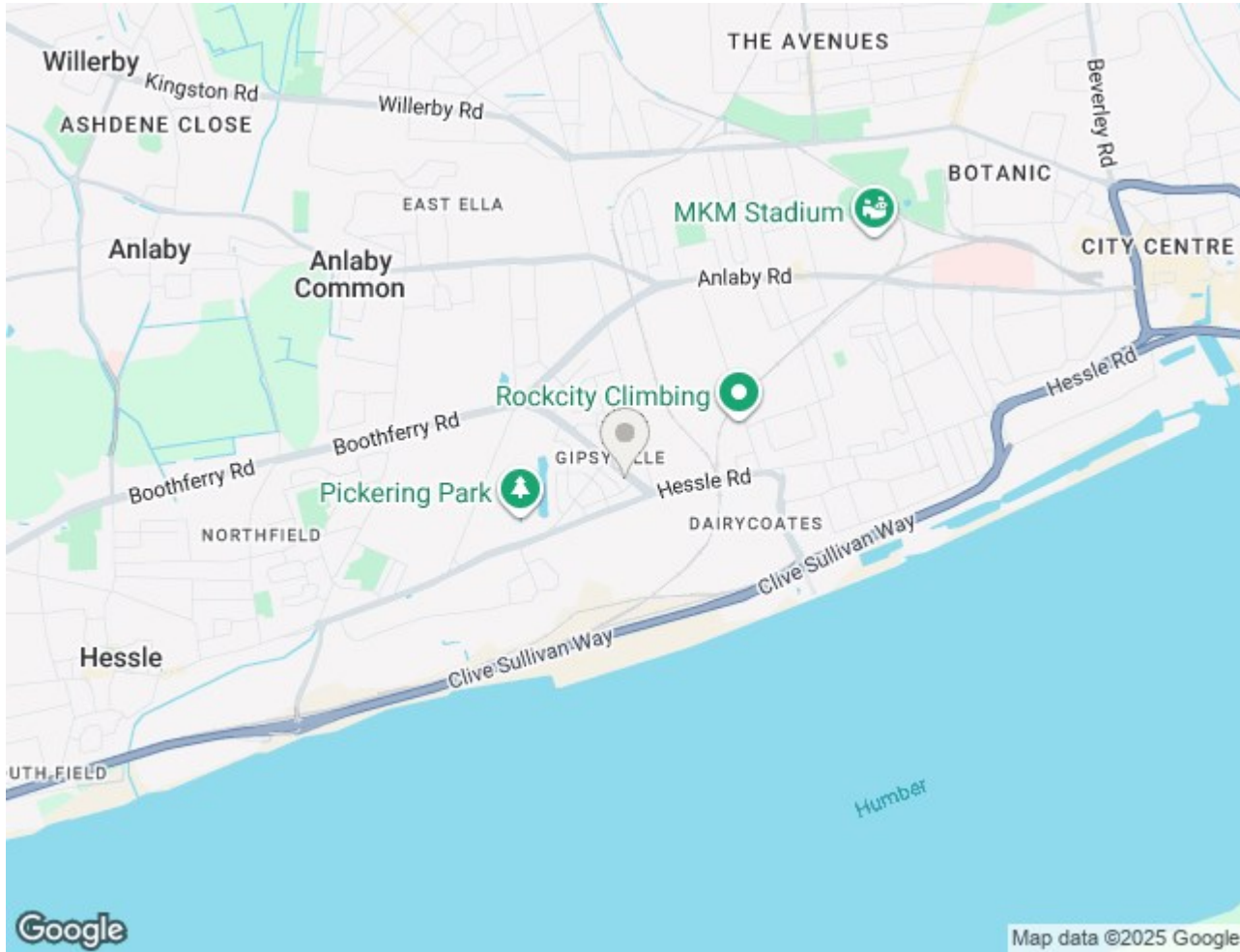
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

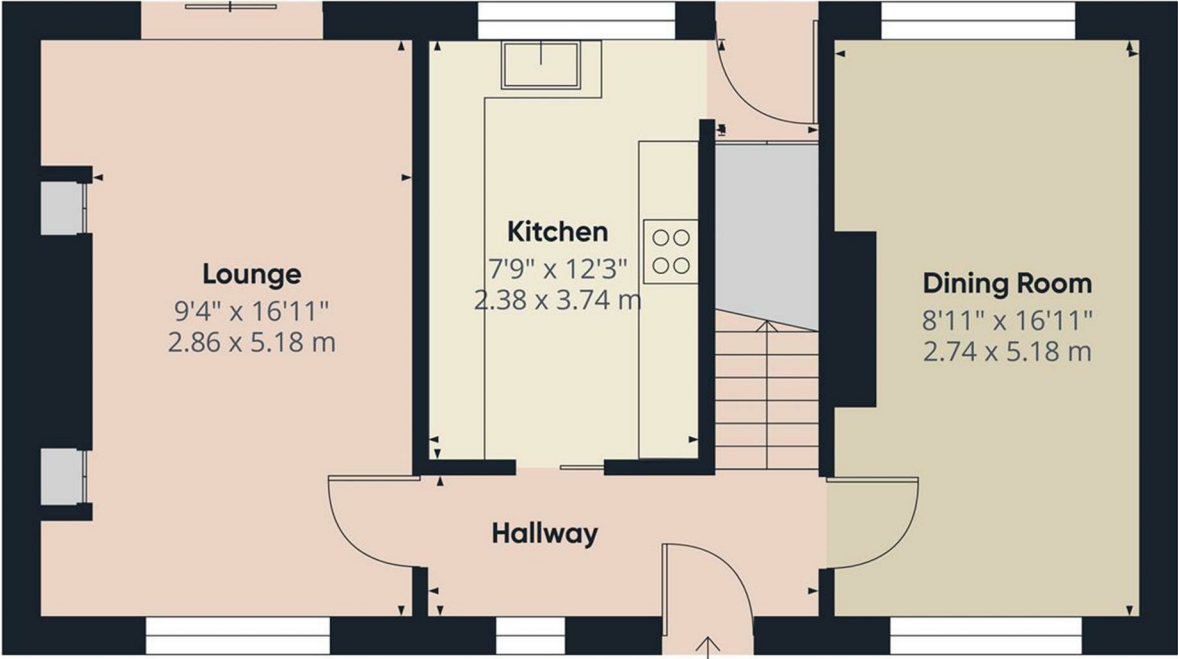
## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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.





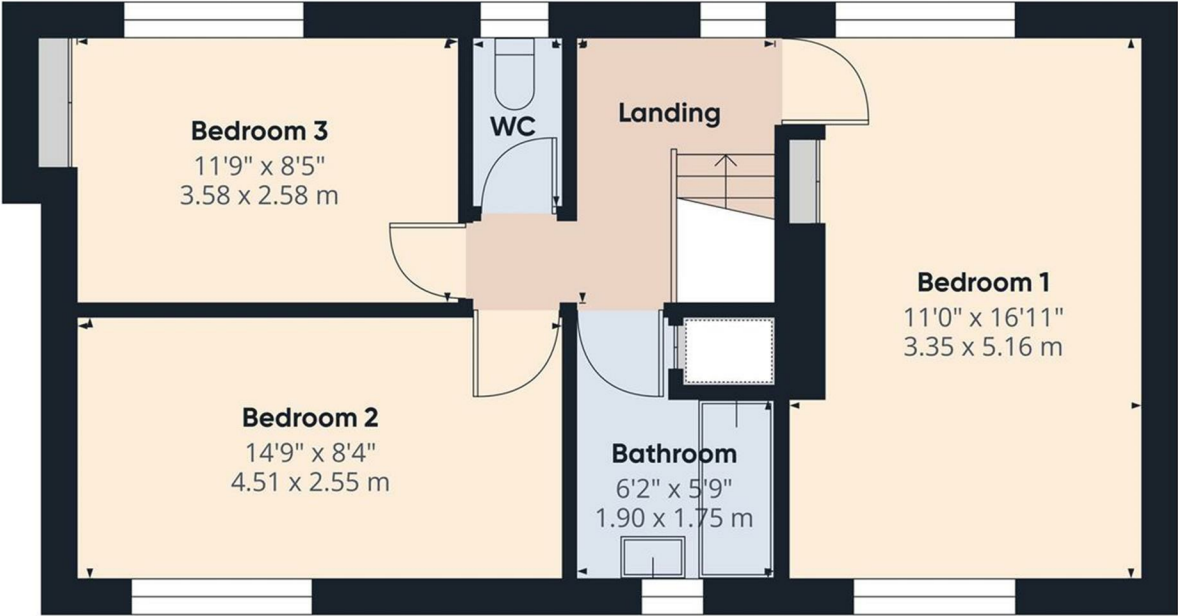
Floor 0 Building 1

Approximate total area<sup>m</sup>  
516 ft<sup>2</sup>  
47.9 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



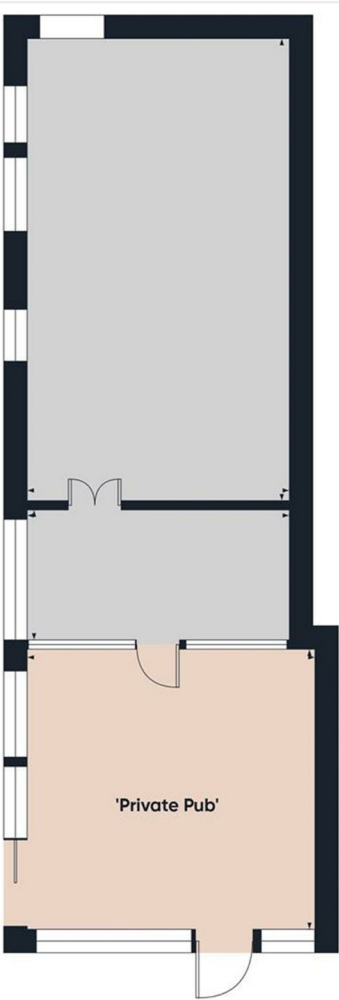
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
513 ft<sup>2</sup>  
47.7 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.

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Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
527 ft<sup>2</sup>  
49 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.

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## 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>                            |                            |                                                                                   |
| (55-68) <b>D</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 |  |