

Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982

info@limbestateagents.co.uk

limbestateagents.co.uk

**Limb**  
MOVING HOME



*32 Etherington Field, Brough, East Yorkshire, HU15 1UL*

**Nearly New Detached**

**Four Beds / Two Baths**

**Dining Kitchen & Utility**

**Council Tax Band = E**

**Landscaped Rear Garden**

**Driveway & Garage**

**Viewing Recommended!**

**Freehold / EPC = B**

**£330,000**

## INTRODUCTION

This well-designed, nearly new detached property, built to the popular "Farrier" specification, offers comprehensive four-bedroom accommodation ideal for a growing family. The sale includes the invaluable benefit of the remaining NHBC warranty.

The ground floor features an entrance hall, a practical cloaks/W.C., and a spacious lounge. Double doors connect the lounge to the dining kitchen, creating a versatile open space for family life. A separate utility room adds significant convenience. Upstairs, the first floor is home to four bedrooms, supported by a main family bathroom and a private en-suite shower room.

Outside, the property provides excellent off-street parking with a double-width drive leading to the integral single garage. The rear garden has been landscaped, incorporating a lawn, a patio area for outdoor dining, and attractive planted borders.

## LOCATION

Etherington Field forms part of the Palmers Grange development by Bellway Homes, Brough. Brough is a growing community and provides a good range of local shops including Aldi, 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

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

Residential entrance door to:

### ENTRANCE HALL

With internal access door to the garage. A staircase leads up to the first floor.

### CLOAKS/W.C.

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



## LOUNGE

With window to the front elevation and double doors open through to the dining kitchen.



## DINING KITCHEN

Having a range of shaker style base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer, double oven, four ring gas hob with filter above, fridge/freezer and dishwasher. There is a useful understairs storage cupboard.



## DINING AREA

With French doors leading out to the rear garden.



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and external access door to side.



## FIRST FLOOR

### LANDING

With airing/cylinder cupboard.

## BEDROOM 1

Window to front.



## EN-SUITE SHOWER ROOM

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



## BEDROOM 2

Window to front.



## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor, part tiling to walls, inset spot lights and window to rear.



## OUTSIDE

The property provides excellent off-street parking with a double-width drive leading to the integral single garage. The rear garden has been landscaped, incorporating a lawn, a patio area for outdoor dining, and attractive planted borders.



## 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

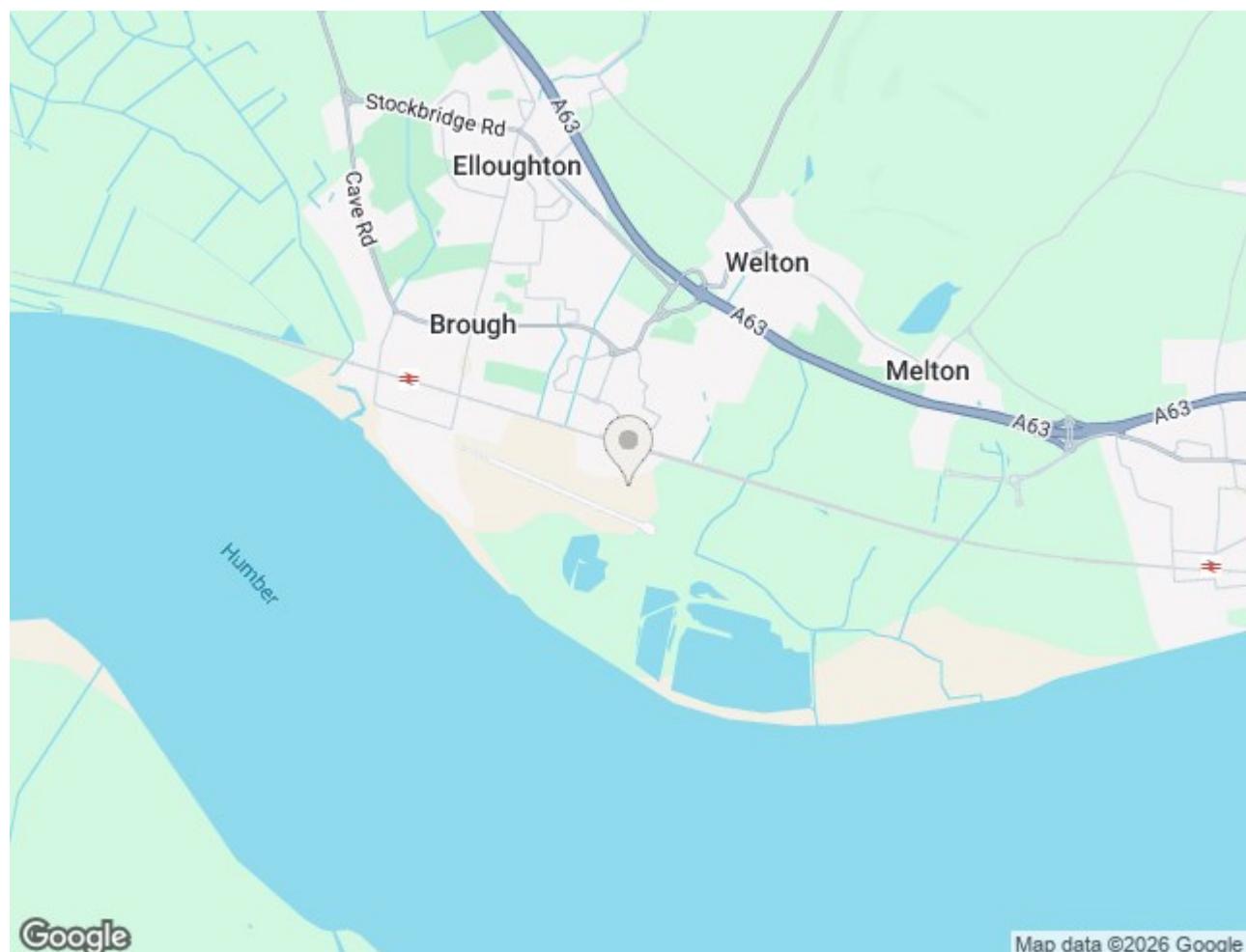
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

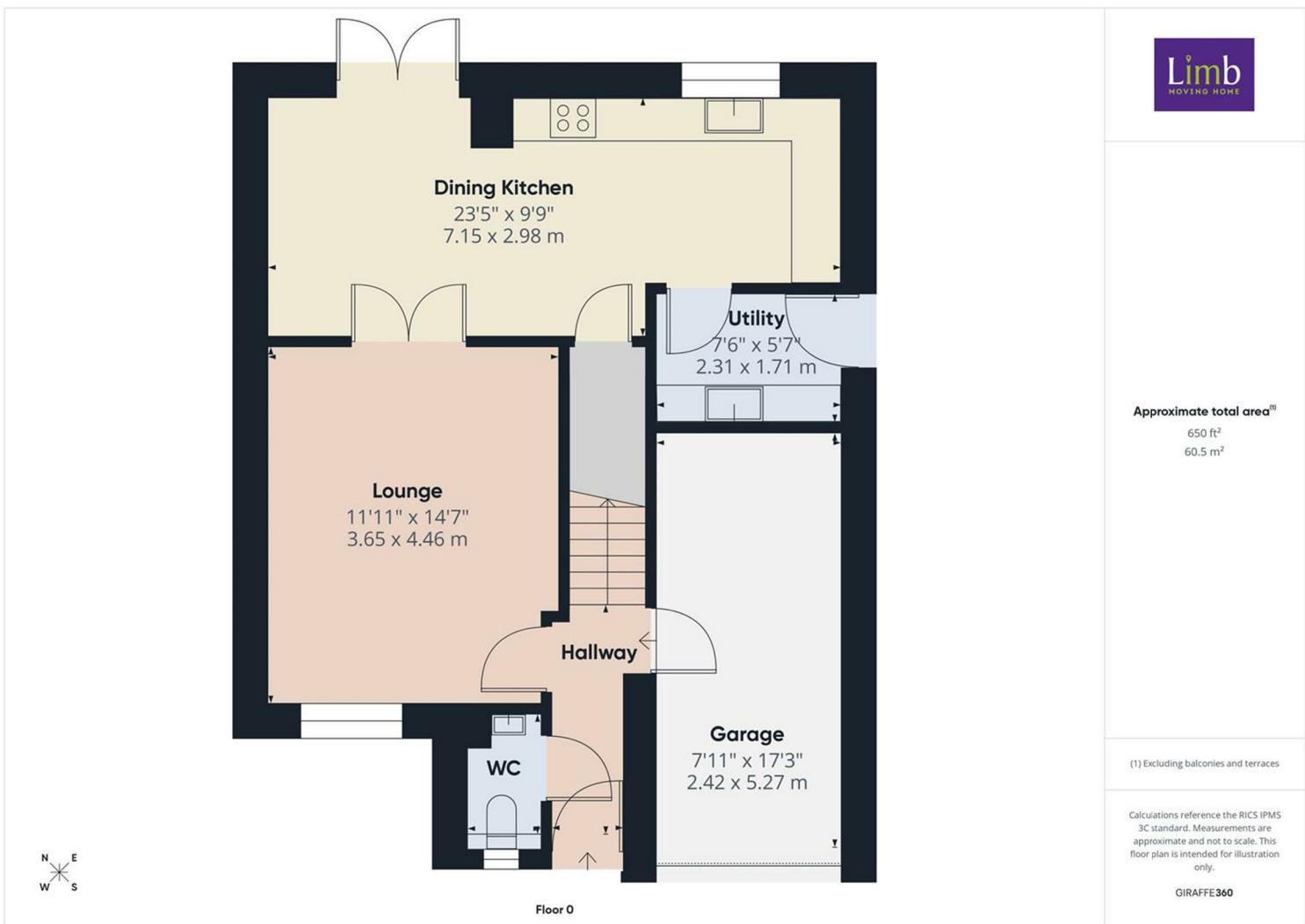
### PHOTOGRAPH DISCLAIMER

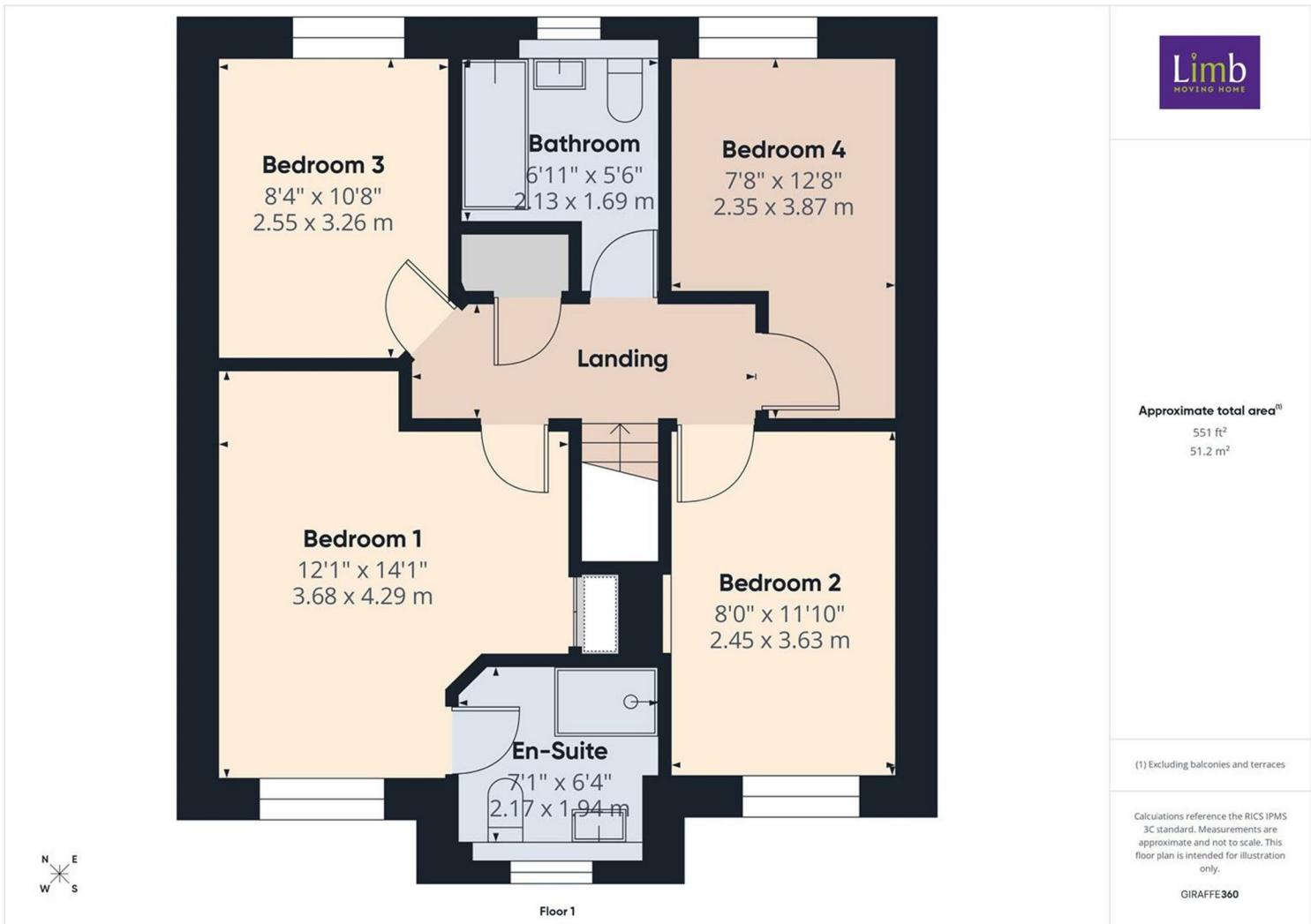
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### 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.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	