

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*9 Broadacre Park, Brough, East Yorkshire, HU15 1LT*

- 📍 Superb Detached House
- 📍 Extended Accommodation
- 📍 Ground Floor Bedroom
- 📍 Council Tax Band = E
- 📍 5 Beds/3 Baths
- 📍 Summerhouse With Studio
- 📍 Gardens + Drive
- 📍 Freehold/EPC =

*Offers Over £385,000*



## INTRODUCTION

Extended Detached Home with Ground Floor Suite & Garden Studio

Offering exceptional value and versatility, and situated in a highly sought-after, non-estate location, this extended detached property is defined by its flexible layout and impressive outbuildings. The internal accommodation is vast, featuring a spacious entrance hallway leading to a utility, cloakroom, kitchen, and two separate reception areas (a through lounge/diner and sitting room).

Crucially, the property offers future-proofing via a ground floor bedroom complete with built-in wardrobes and a stylish en-suite shower room. The first floor accommodates four additional bedrooms served by a family shower room and a second en-suite.

Externally, the property is introduced by a block-paved driveway offering excellent off-street parking with attractive box hedging and side access to the rear garden. The private rear garden is a delight, featuring many areas of interest including a patio with pergola, further gravelled areas, and a substantial timber summerhouse with an attached studio and potting shed—ideal for those working from home. The property also benefits from owned solar panels, contributing to its energy efficiency and low running costs.

## LOCATION

Broadacre Park is a small cul-de-sac development situated at the eastern end of Welton Road. 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.

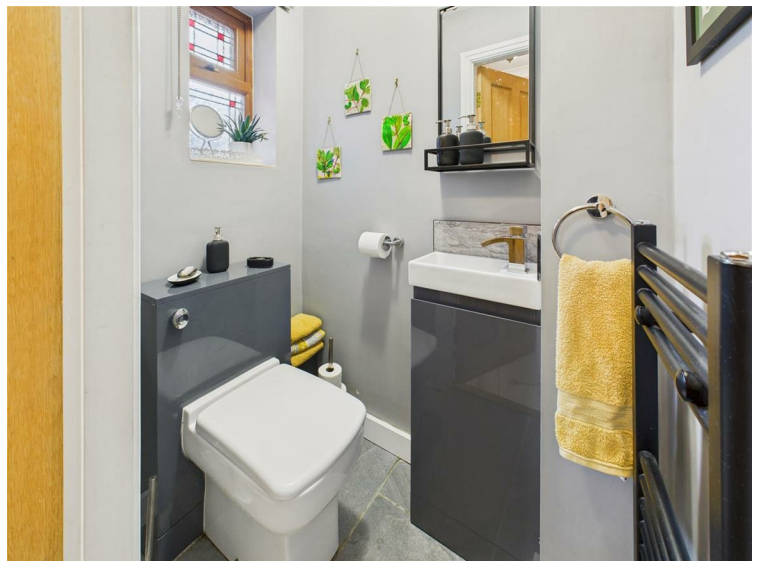
Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with tiled floor, storage cupboards and staircase leading up to the first floor.

### CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Heated towel rail and window to front.



## UTILITY/LAUNDRY ROOM

With plumbing for a washing machine, space for dryer, fitted shelving, hard wired Wi-Fi and tiled floor.



## LOUNGE/DINER

With feature fire surround housing a living flame gas fire. Bay window to the front elevation. French doors open from the dining area out to the rear garden.

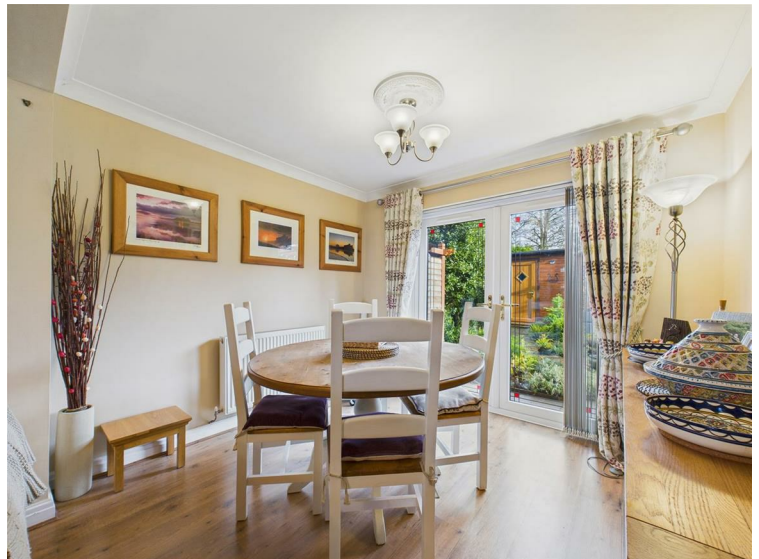




*LIVING AREA*



*DINING AREA*



## KITCHEN

Having a range of fitted base and wall units with solid oak worktops incorporating an inset sink plus ceramic one and a half bowl sink and drainer. There is a double oven and induction hob, space for an integrated dishwasher and space for an American style fridge/freezer. Window and external access door to rear. Opening through to the sitting room.





## SITTING ROOM

With feature reclaimed wood panelled wall with shelving. Window to side.



## GROUND FLOOR BEDROOM

With fitted wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled floor and window to the front elevation.



## FIRST FLOOR

### LANDING

With storage cupboard and loft access hatch to boarded loft.

### BEDROOM 1

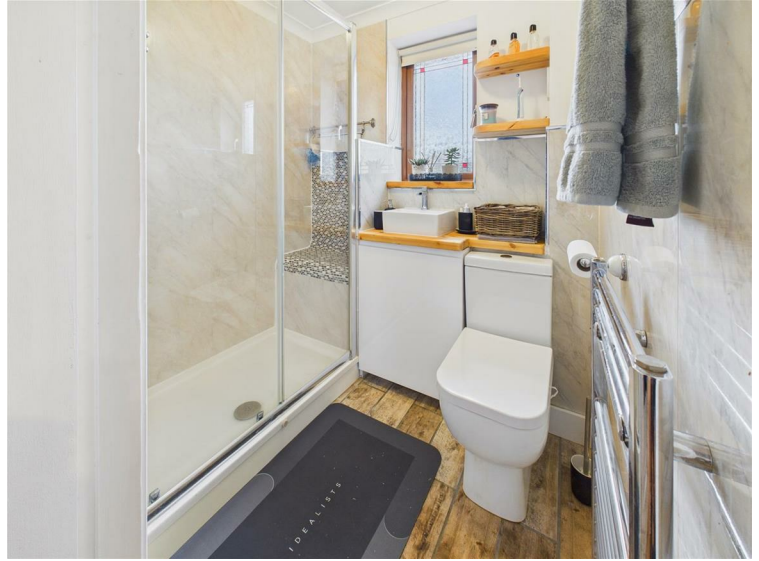
With window to the front elevation.





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with solid wood top, wash hand basin and low flush W.C. Tiled floor, part panelled walls, shaver socket and window to front.



## BEDROOM 2

With fitted wardrobe and window to front.



## BEDROOM 3

Window to rear.



## BEDROOM 4/OFFICE

Window to rear.





## SHOWER ROOM

With walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail and window to rear.



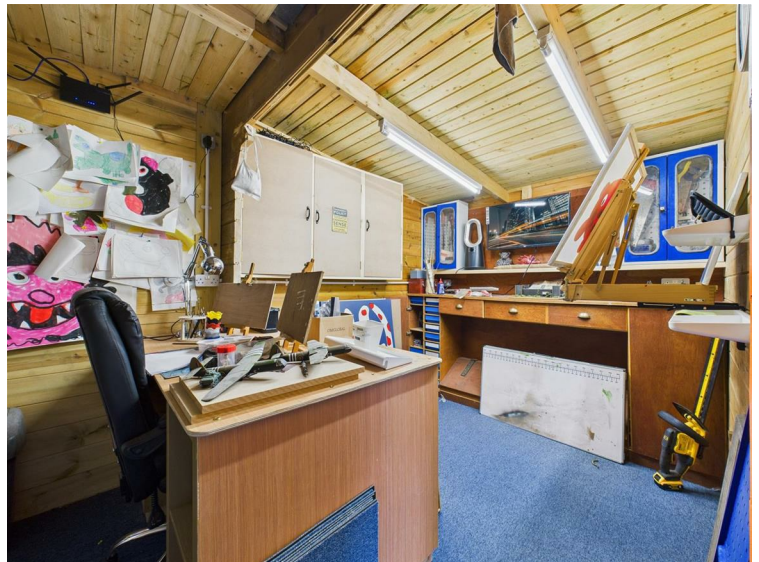
## OUTSIDE

Externally, the property is introduced by a block-paved driveway offering excellent off-street parking with attractive box hedging and side access to the rear garden. The private rear garden is a delight, featuring many areas of interest including a patio with pergola, further gravelled areas, and a substantial timber summerhouse with an attached studio and potting shed—ideal for those working from home. The summer house and studio have power and light plus there are two outside taps.





## SUMMERHOUSE



## REAR VIEW



## SOLAR PANELS

The property also benefits from owned solar panels with a battery and converter, contributing to its energy efficiency and low running costs.

## GLAZING

The property has the benefit of double glazing.

## HEATING

Gas central heating is installed.

## 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.

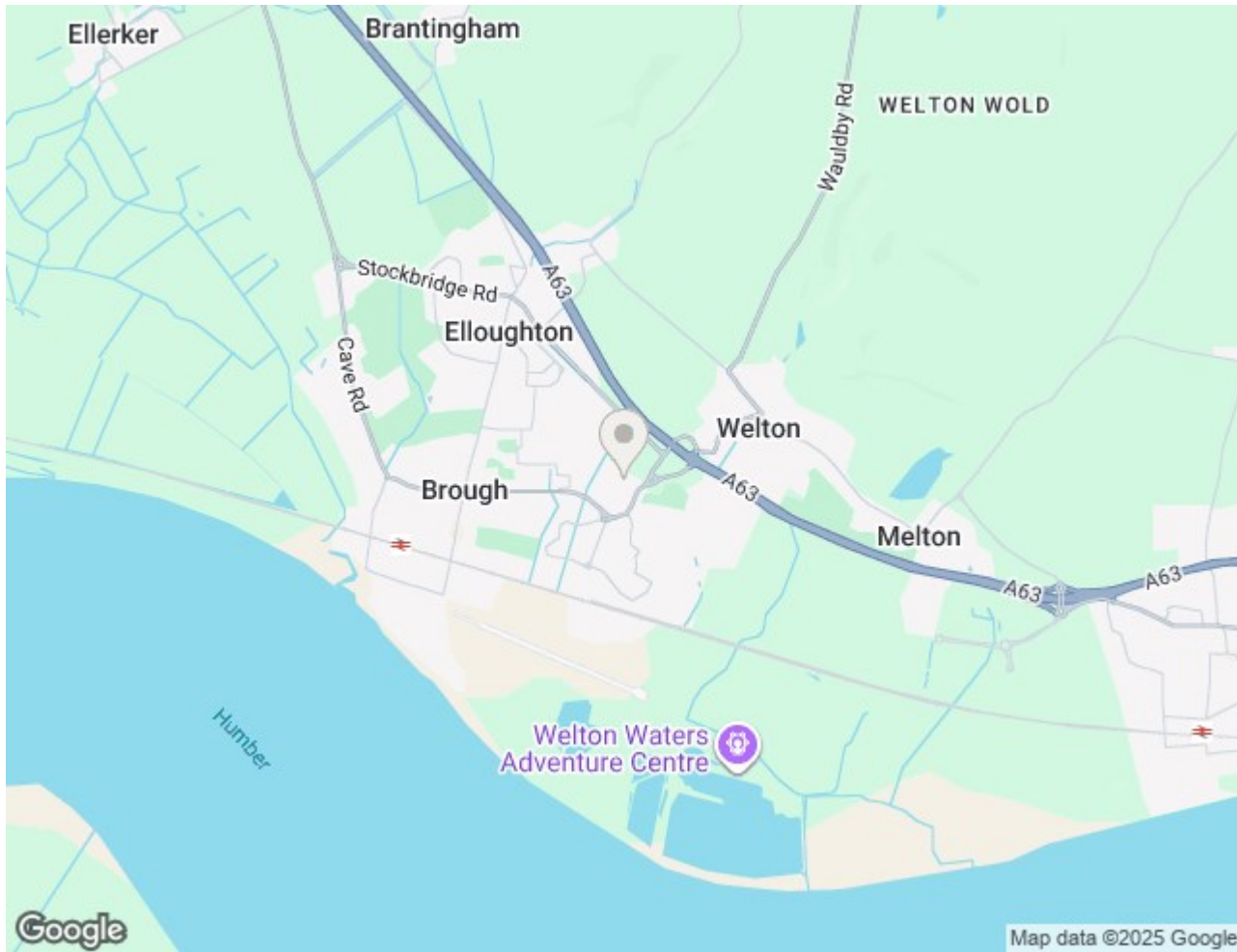
## PHOTOGRAPH DISCLAIMER

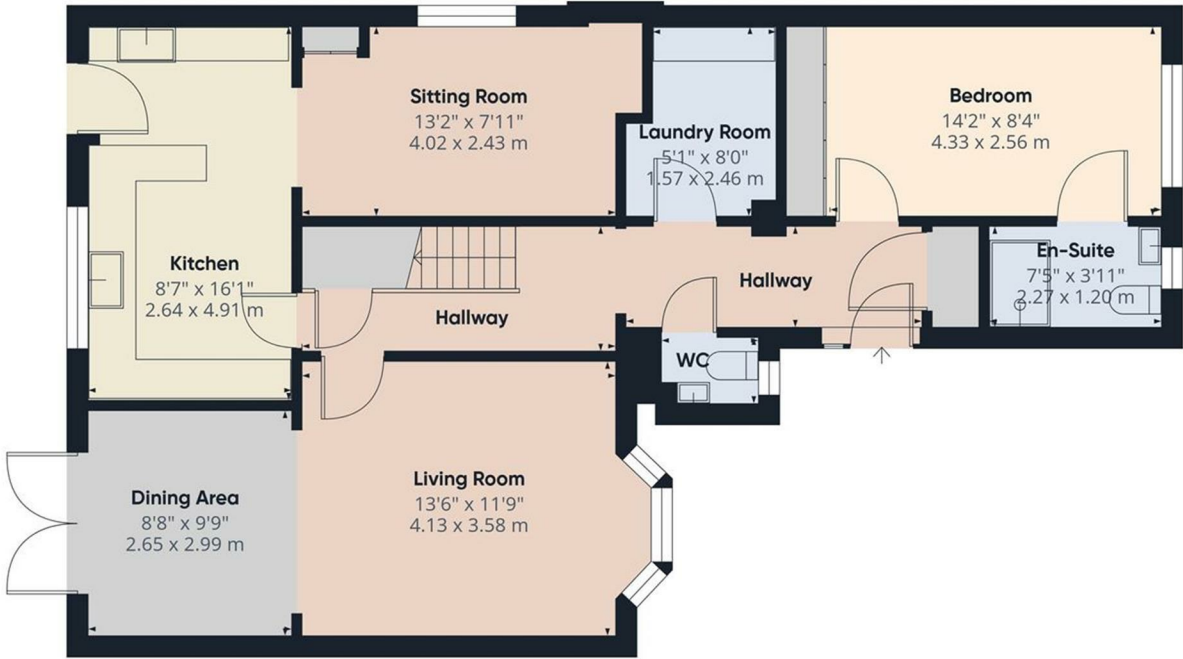
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







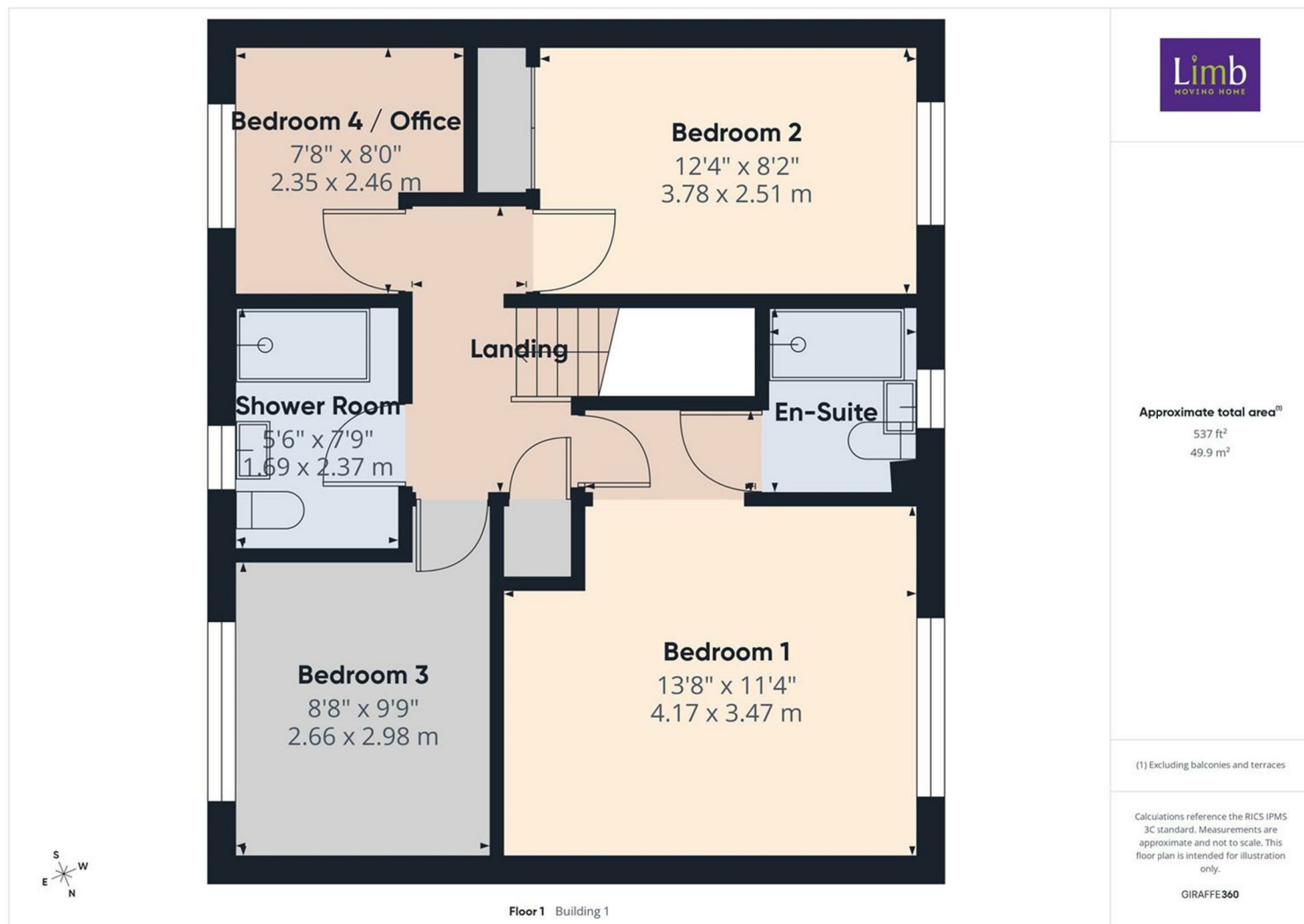
Floor 0 Building 1

Approximate total area<sup>m</sup>  
863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

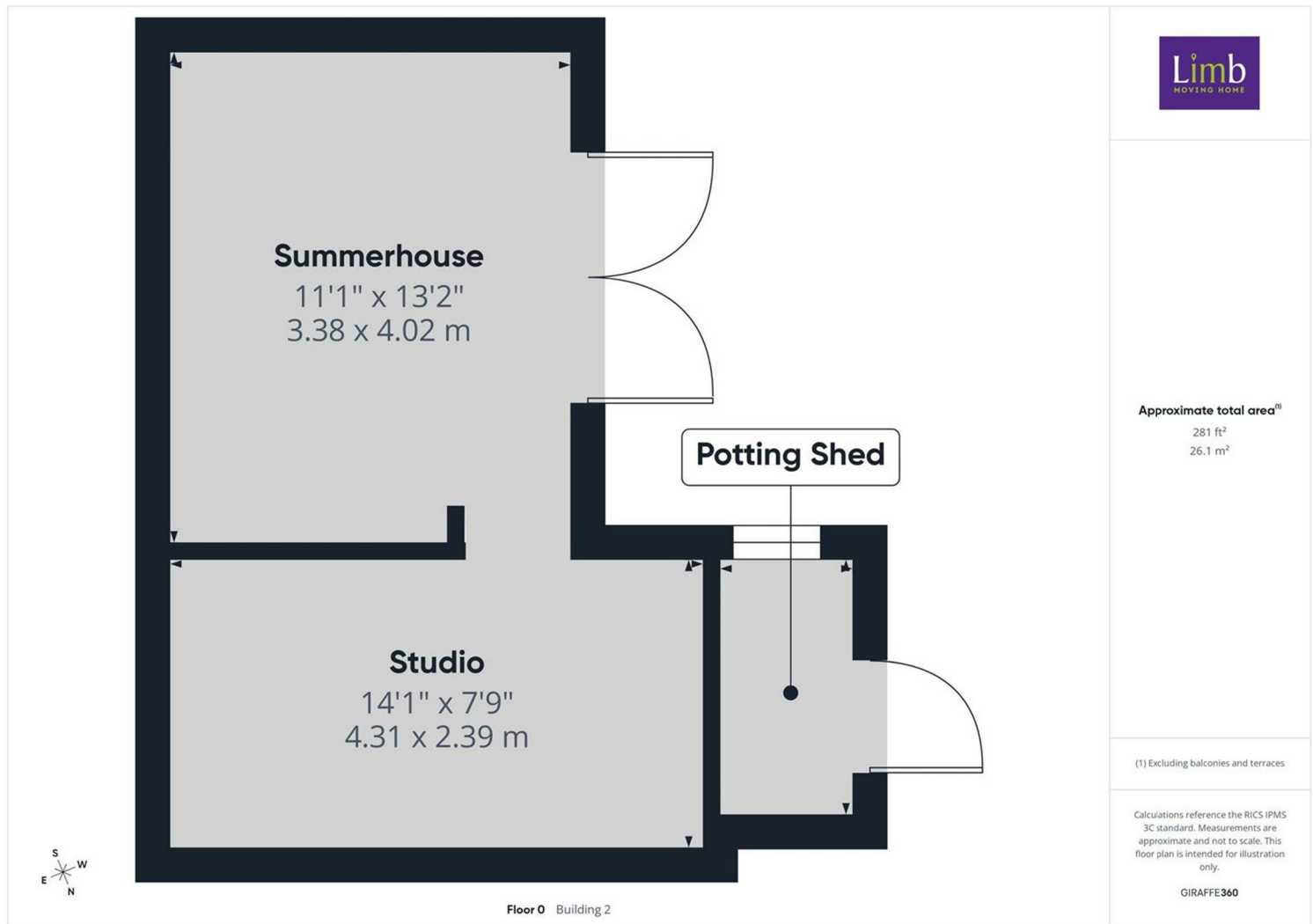
(1) Excluding balconies and terraces

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>		
(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 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 2002/91/EC	