Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









4 Bedale Mews, Brough, East Yorkshire, HU15 1QY

- Fabulous Townhouse
- 3/4 Double Bedrooms
- 1st Floor Lounge
- Council Tax Band = D
- Rear Balcony
- Garage and Parking
- Must Be Viewed!
- Freehold/EPC = C

£265,000

INTRODUCTION

A wonderfully presented three bedroomed townhouse in Brough showcasing a versatile array of accommodation, perfectly suited for contemporary family living. The rear of the property enjoys a southerly aspect, with sheltered patio, a first floor balcony and the property boasts three double bedrooms, each with it's own en-suite.

The accommodation is depicted on the attached floorplan and briefly comprises a ground floor bedroom, en-suite shower room, utility and snug with potential as fourth bedroom on the ground floor; kitchen/diner and spacious lounge on the first floor; and two bedrooms, each with en-suites on the second floor. The property benefits from uPVC double glazing and gas central heating throughout. There is a single garage and driveway providing off-street parking.

Well suited to modern family living or anybody looking for extra space, viewing of this property is highly recommended.

LOCATION

Bedale Mews can be found off Harewood Crest which runs from Ruskin Way to the eastern fringes of the village. Brough is a growing community and provides a good range of local shops including supermarkets, Post Office, general amenities and primary schooling. 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:

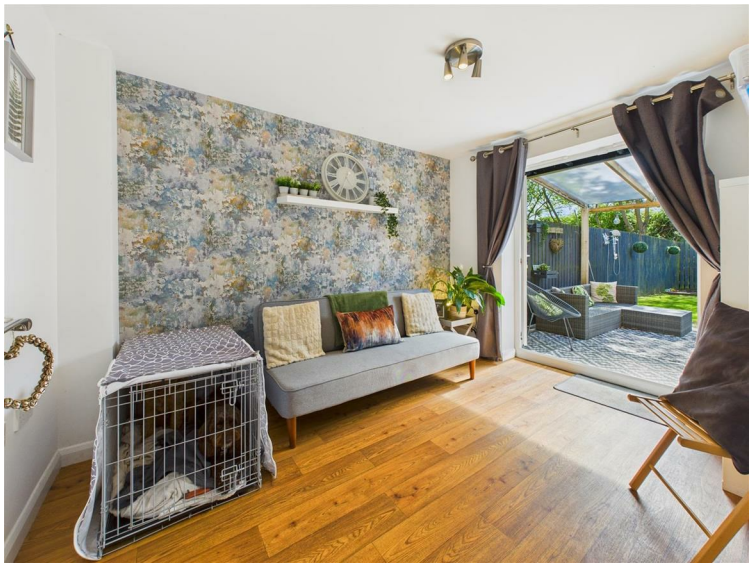
ENTRANCE HALL

With window to side, stairs to first floor with storage cupboard underneath and cloaks cupboard to corner.



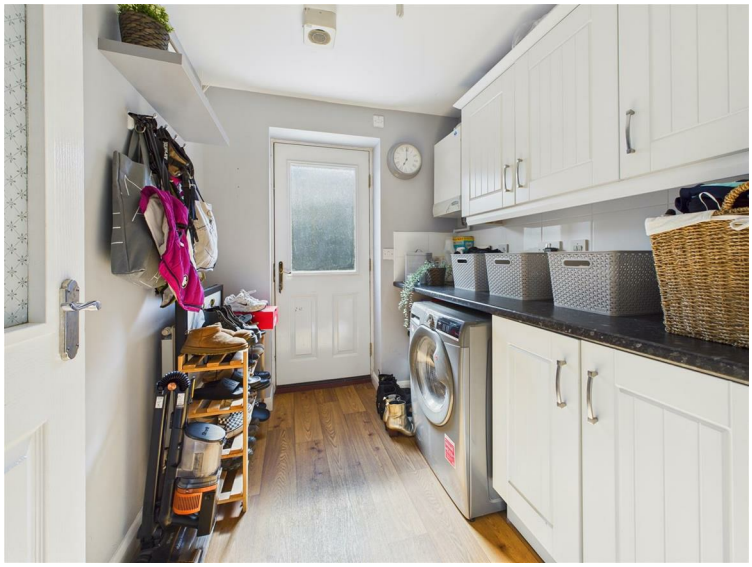
SNUG/BEDROOM 4

With French doors onto the rear patio.



UTILITY

Comprising fitted worksurfaces and units, plumbing for a washing machine and door to the rear garden.



BEDROOM 3

Window to front, fitted wardrobes to corner and door to en-suite shower room.



EN-SUITE SHOWER ROOM

Half-tiled and comprising shower enclosure, low-flush W.C. and wash hand basin.



FIRST FLOOR

LANDING

LOUNGE

L-shaped space with faux-fireplace with granite hearth, window to front elevation and double doors opening to Juliet style balcony to the front elevation. An arched opening categorises an additional area to the corner, currently used as study space.





NAEA National Association of

The Property Ombudsman

APPROVED CODE

OnTheMarket.com

Property Photography Academy

ALTERNATE VIEW





KITCHEN/DINER

With French doors opening out onto the raised balcony area, the kitchen area comprises fitted units and worksurfaces with tiled splashback, integrated double oven, four-ring gas hob with extractor hood above, one-and-a-half sink & drainer, plumbing for a dishwasher and space for a fridge-freezer. The adjacent dining area features decorative wall panelling and a window to the rear elevation.





ALTERNATE VIEW



BALCONY



SECOND FLOOR

LANDING

BEDROOM 1

Comprising fitted wardrobes, two windows to the front elevation and en-suite access.





EN-SUITE

Half-tiled en-suite comprising bath, shower enclosure to corner, low-flush W.C. and wash-hand basin.





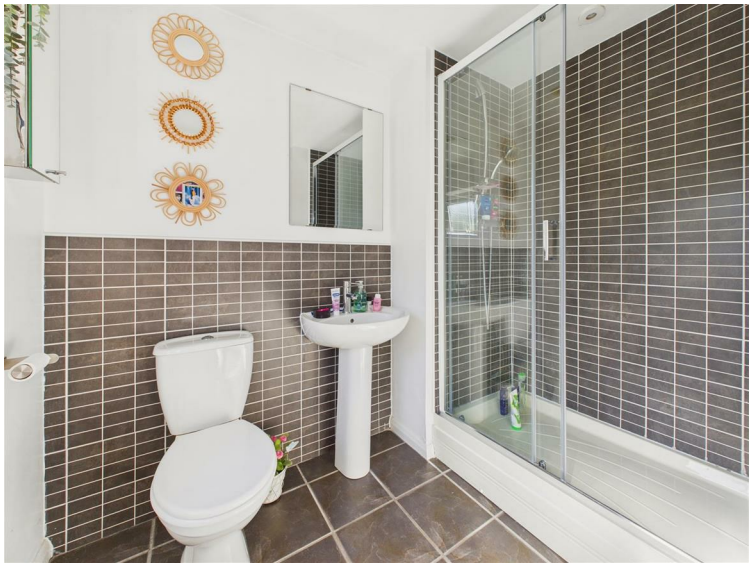
BEDROOM 2

With fitted wardrobe space to corner, window to rear elevation and en-suite access.



EN-SUITE SHOWER ROOM

Half-tiled throughout, comprising large shower enclosure, low-flush W.C., wash-hand basin and window to the rear elevation.



OUTSIDE

There is a sheltered, paved patio area to the immediate rear of the property beneath the balcony, with a lawned area then stretching to the end of the garden. The rear garden benefits from a southerly aspect, with the balcony presenting additional opportunity to enjoy the sun. There is a single garage and driveway providing off-street parking.







GARAGE



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

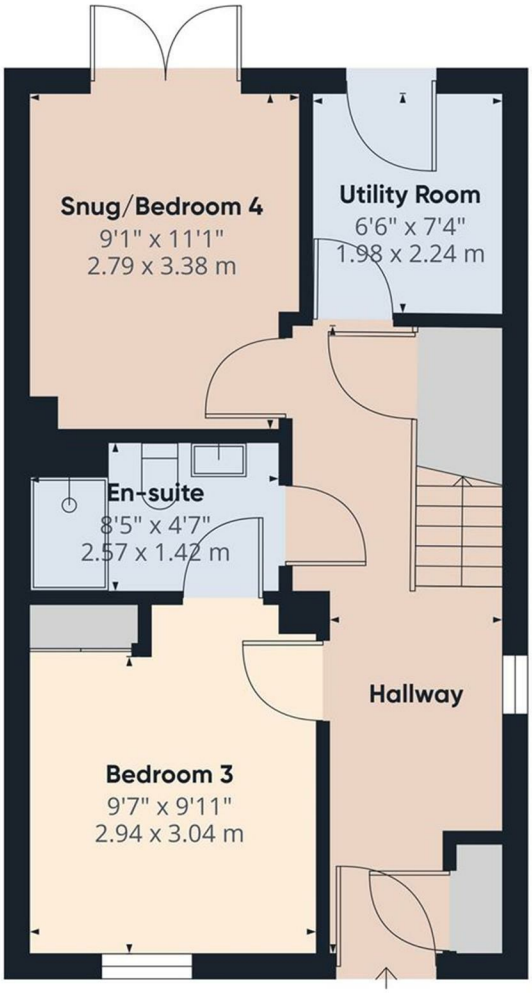
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
Google
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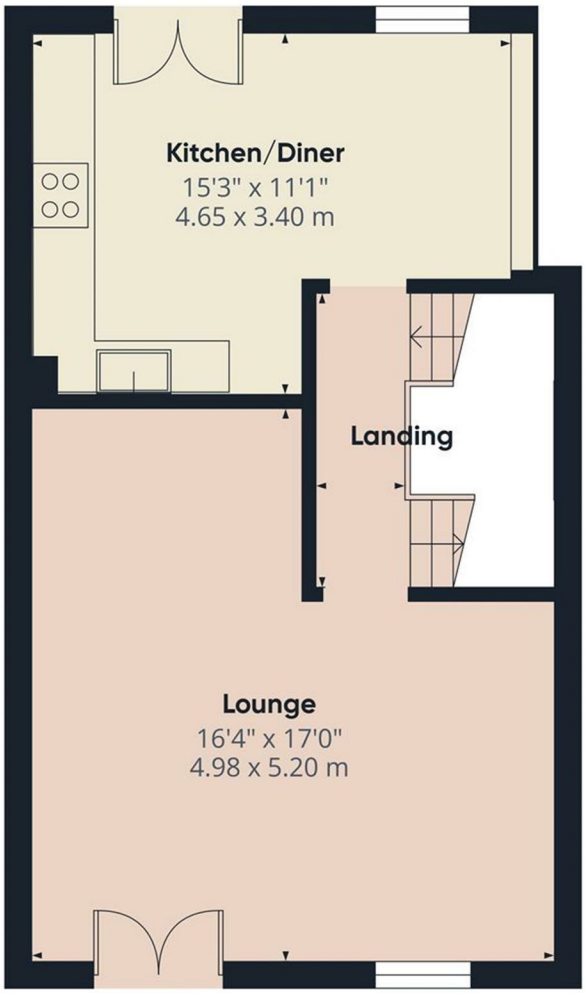
Floor 0

Approximate total area(1)
442 ft²
41 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.

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Floor 1

Approximate total area(1)

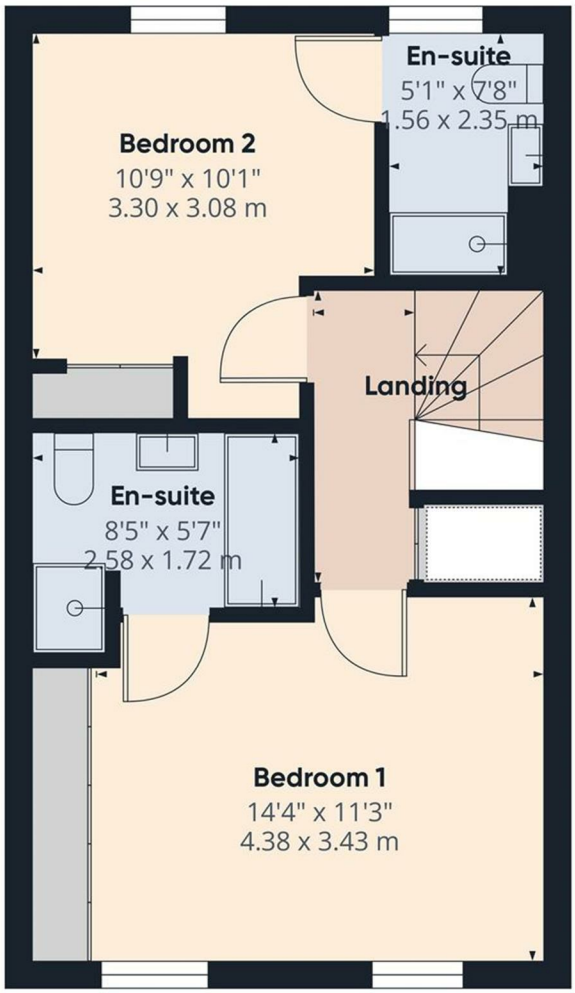
421 ft²

39.1 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area(1)

412 ft²

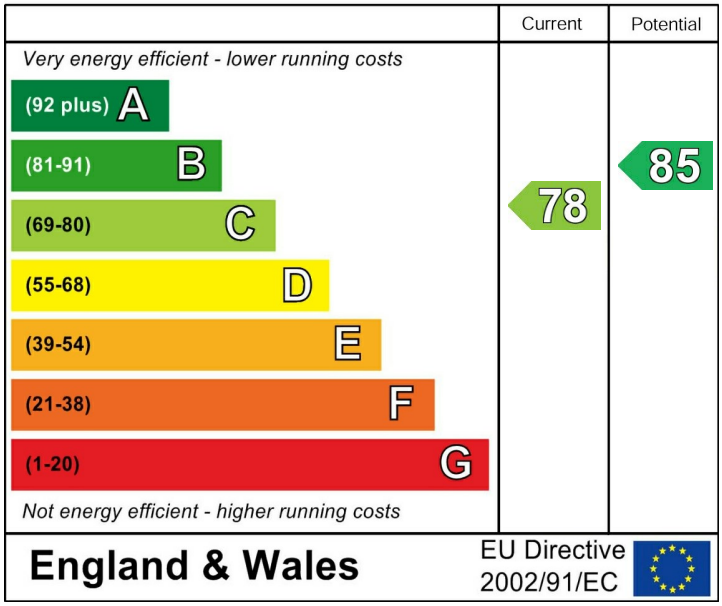
38.3 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

