

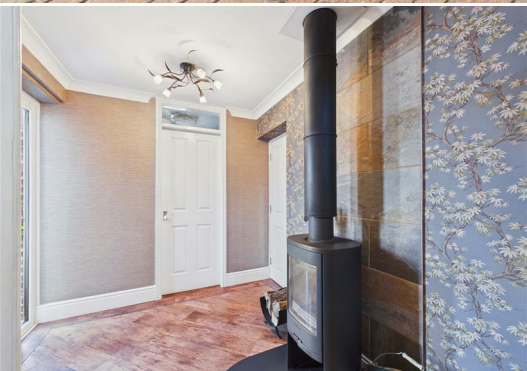
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*155 Windsor Road, Hull, HU5 4HG*

- 📍 No Onward Chain
- 📍 Extended Semi-Detached
- 📍 Generous Accommodation
- 📍 Council Tax Band = D
- 📍 4 Bedrooms
- 📍 Solar Panels
- 📍 Excellent Parking & Garage
- 📍 Freehold / EPC = B

*Offers In The Region Of £250,000*

## INTRODUCTION

Offers invited between £250,000 to £265,000.

Offered for sale with no onward chain, this well-presented and extended semi-detached house provides generous and versatile family accommodation, including four bedrooms and an excellent range of ground floor living space.

The accommodation briefly comprises an entrance hallway, cloakroom/W.C., lounge, separate dining room, modern fitted kitchen, utility room and conservatory. Upon the first floor are four bedrooms, one benefitting from en-suite shower facilities, together with a family bathroom.

Outside, extensive off-street parking is available to the front and side of the property and there is an integral garage. The enclosed rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn and paved patio areas, all bounded by fencing. The property also benefits from solar panels.

## LOCATION

Windsor Road is situated off County Road North in this very popular residential location. The area is well established and particularly convenient for access to Hull city centre, the University of Hull and the extensive range of amenities available along nearby Chanterlands Avenue.

A good selection of everyday facilities can be found locally, including supermarkets, convenience stores, independent shops, cafés and eateries, with further shopping and leisure facilities readily accessible throughout the city. Regular bus services operate nearby, providing convenient connections to the city centre and surrounding areas.

The location is particularly well served for education, with Bricknell Primary School situated close by together with Kelvin Hall School and Wyke Sixth Form College. The University of Hull is also within easy reach, as is the independent Hymers College.

For leisure and recreation, there are a number of sports and fitness facilities in the surrounding area, together with parks and open spaces. The location also provides convenient road links to other parts of Hull and the surrounding villages, with the A63 providing onward connections to the Humber Bridge and wider motorway network.

Hull city centre offers an extensive range of shopping, dining and leisure facilities together with theatres, museums, galleries and the popular Hull Marina and Fruit Market areas. Hull Paragon Interchange provides regular rail services to destinations including Beverley, York, Leeds and London.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALLWAY

Featuring a log burning, Karndean flooring, access door to the garage and staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

Featuring Karndean flooring and window to the front elevation.



## DINING ROOM

Spacious room with Karndean flooring and two sets of double doors opening to the conservatory.



## KITCHEN

Fitted with stylish base and wall units, contrasting worktops incorporating an inset sink unit with mixer tap plus a host of appliances including a range style cooker with extractor above, combination microwave and dishwasher. Marmoleum flooring and window to rear.





## UTILITY ROOM

All appliances are included in the sale including the fridge/freezer, washing machine and tumble dryer.

## CONSERVATORY

Attractive space with doors leading out to the rear garden.



## FIRST FLOOR

## LANDING

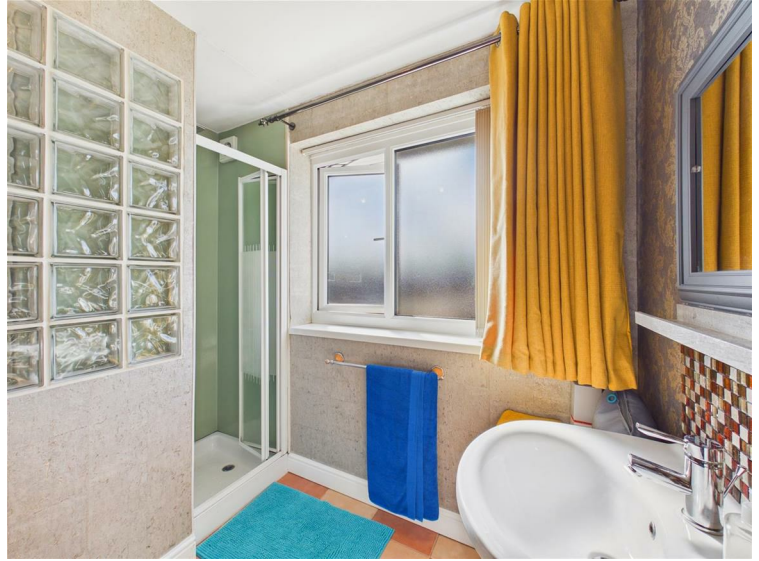
With large storage/airing cupboard.

## BEDROOM 1

With windows to the front and rear elevations and en-suite facilities comprising a shower enclosure and wash hand basin.



## SHOWER AREA



## BEDROOM 2

With built in wardrobes and window to the front elevation.



## BEDROOM 3

Window to rear.

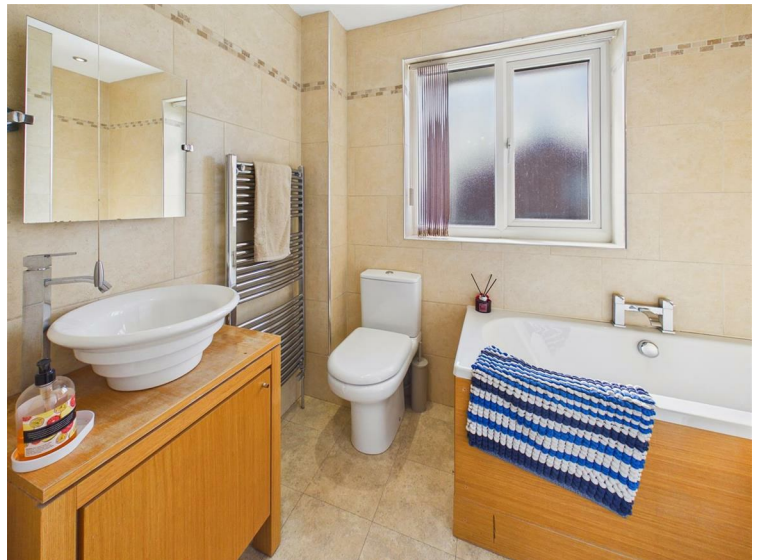


## BEDROOM 4

Window to the front elevation.

## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

A substantial block paved driveway extends to the front and side of the property, providing excellent off-street parking for multiple vehicles and access to the integral garage, which has an automated up and over door. The enclosed rear garden has been attractively landscaped with ease of maintenance in mind, incorporating areas of artificial lawn interspersed with paved pathways and a choice of patio/seating areas. A timber pergola with built-in seating creates an attractive feature towards the rear of the garden, complemented by raised timber planters and established planting. There is also a useful timber shed and log store, with timber fencing forming the boundaries.





## REAR VIEW



## SOLAR PANELS

Solar panels are installed to the property, providing renewable energy and helping to reduce electricity costs.

## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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. 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 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.

## PHOTOGRAPH DISCLAIMER

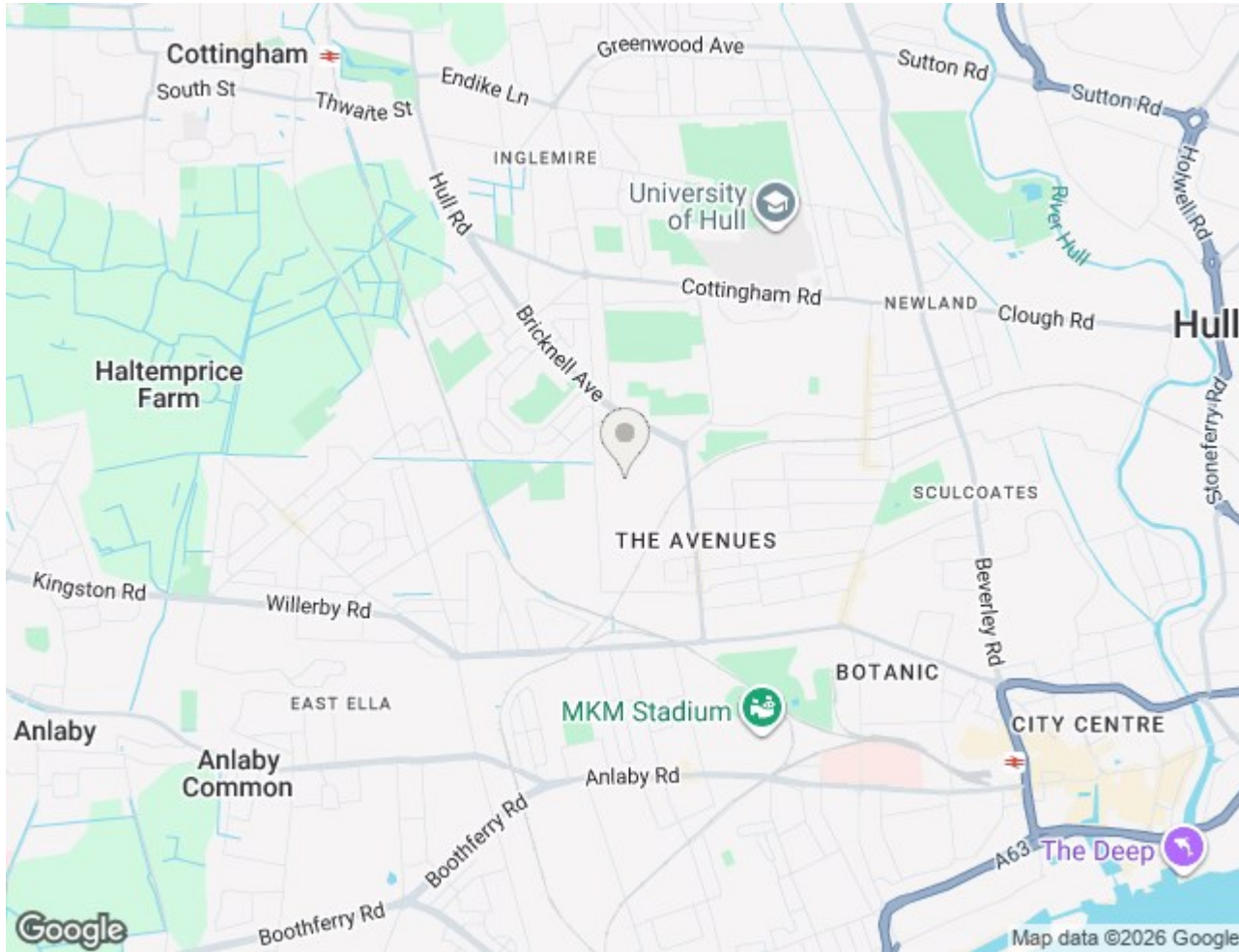
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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

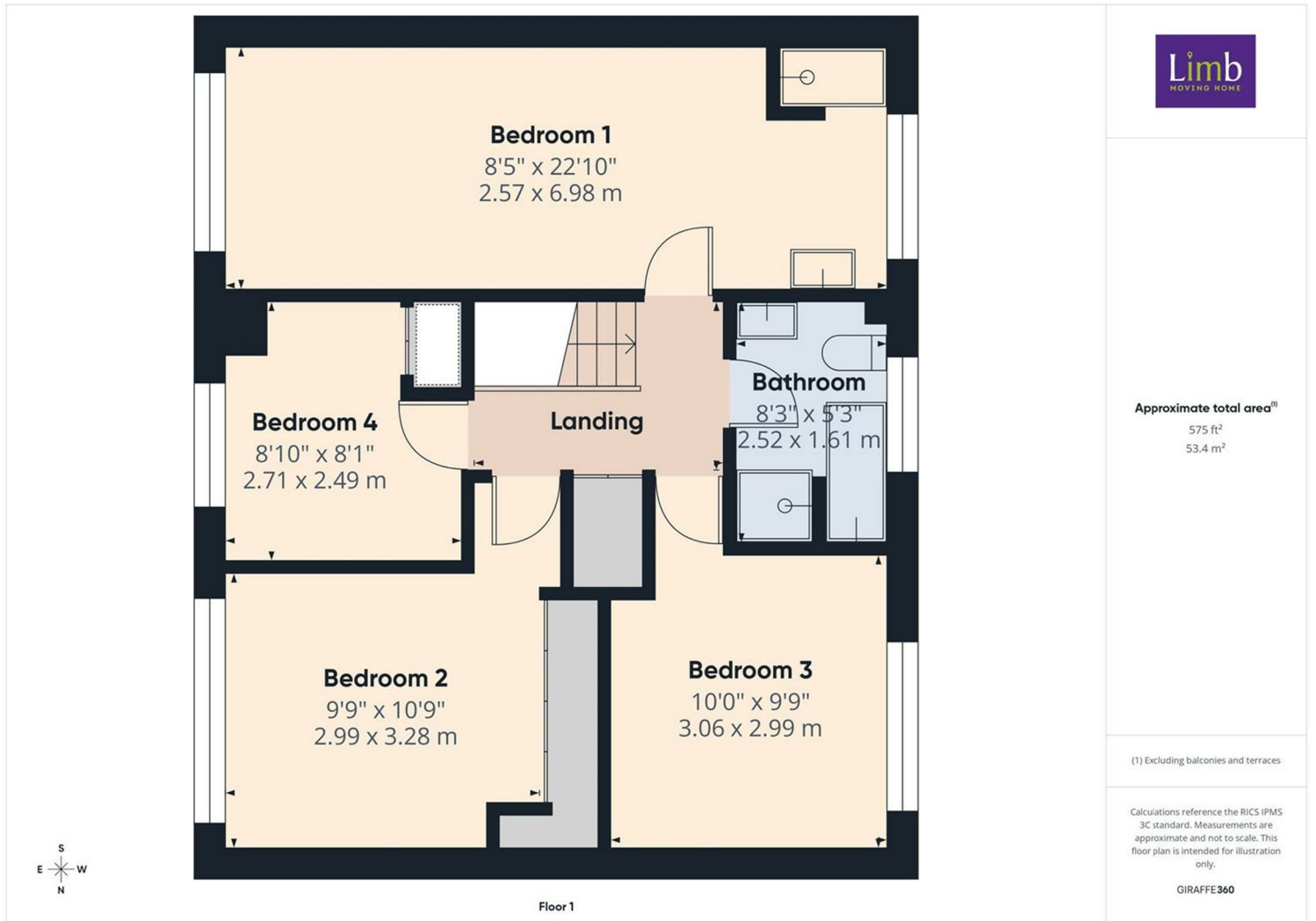
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.







## 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 |  |