Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

11 Cohort Close, Brough, East Yorkshire, HU15 1SZ

- Detached Home
- 4 Bedrooms
- Stylish Kitchen
- Council Tax Band = D
- Immaculately Presented
- South Facing Garden
- Drive & Garage
- Freehold / EPC = C

£295,000

INTRODUCTION

Beautifully presented throughout, this detached family home enjoys a pleasant cul-de-sac position with attractive open views across the sports fields to the rear. The property has been thoughtfully updated in recent years, creating stylish, move-in ready accommodation that is perfectly suited to modern family life.

The accommodation briefly comprises a spacious dual-aspect lounge with patio doors opening onto the rear garden, a separate dining room and a contemporary fitted kitchen featuring Quartz worktops and an excellent range of integrated appliances. There is also a cloakroom/W.C. accessed off the kitchen. To the first floor are four well-proportioned bedrooms, one of which is currently utilised as a dressing room with fitted wardrobes, together with a modern family bathroom and an en-suite shower room serving the main bedroom. The property has recently had some newly fitted carpets and doors.

Outside, the property occupies a generous corner position within the cul-de-sac, with a lawned front garden, driveway providing off-street parking, and a single garage. The south-facing rear garden enjoys a large patio, lawn and open views across the adjoining sports fields, creating an attractive space for both relaxing and entertaining.

LOCATION

Cohort Close is situated off Centurion Way and is therefore ideally positioned for Brough's amenities. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

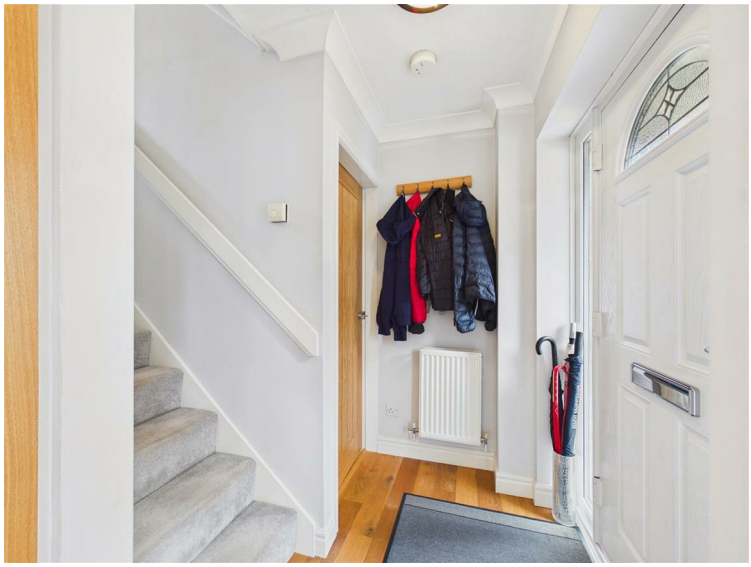
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

With oak flooring and staircase leading up to the first floor.

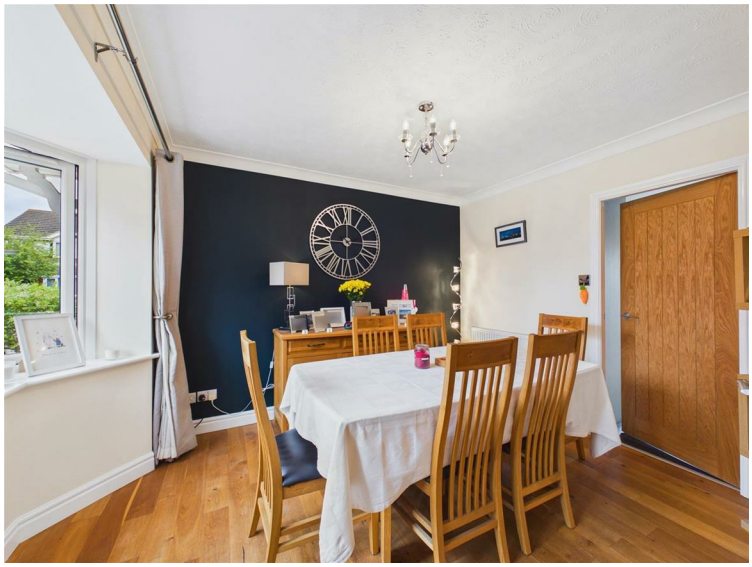


LOUNGE

A lovely space with feature fire surround housing a coal effect gas fire. There is a window to the front elevation and patio doors lead out to the south facing rear garden.

DINING ROOM

With oak flooring and bay window to the front elevation.



BREAKFAST KITCHEN

The kitchen is fitted with a comprehensive range of contemporary base and wall units, complemented by Quartz worksurfaces incorporating a breakfast bar and an inset one-and-a-half bowl sink unit. Undercabinet and kickboard lighting enhance the workspace, while a comprehensive range of integrated appliances includes an oven, combination microwave oven, five-ring gas hob with filter hood above, dishwasher, wine chiller, fridge/freezer and washing machine. The room is finished with Karndean flooring, inset spot lighting, a window overlooking the rear garden and an external door providing direct access outside.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Useful storage cupboard.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

With fitted furniture including wardrobes, drawers and dressing table. Window to the front elevation.

EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and window to front.

BEDROOM 2

With cylinder cupboard and window to the front elevation.

BEDROOM 3

With window to the rear elevation overlooking the garden and sports fields beyond.

BEDROOM 4

Currently used as a "walk in" wardrobe with mirror fronted wardrobes and window to the rear.

BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, wash hand basin with cabinet under, low flush W.C., heated towel rail, inset spot lights, tiling to walls and window to rear.

OUTSIDE

The property is tucked away to one corner of the cul-de-sac with a lawned garden to the front and a driveway plus garage. A gate leads to the side and the south facing rear garden which enjoys a large patio with lawn beyond and fencing to the perimeter.

REAR VIEW

DRIVE & GARAGE

HEATING

The property has the benefit of gas central heating via a boiler installed in June 2026.

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.

WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Petuaria Wy
Melton
Humber
Welton Waters
Activities Centre
Google
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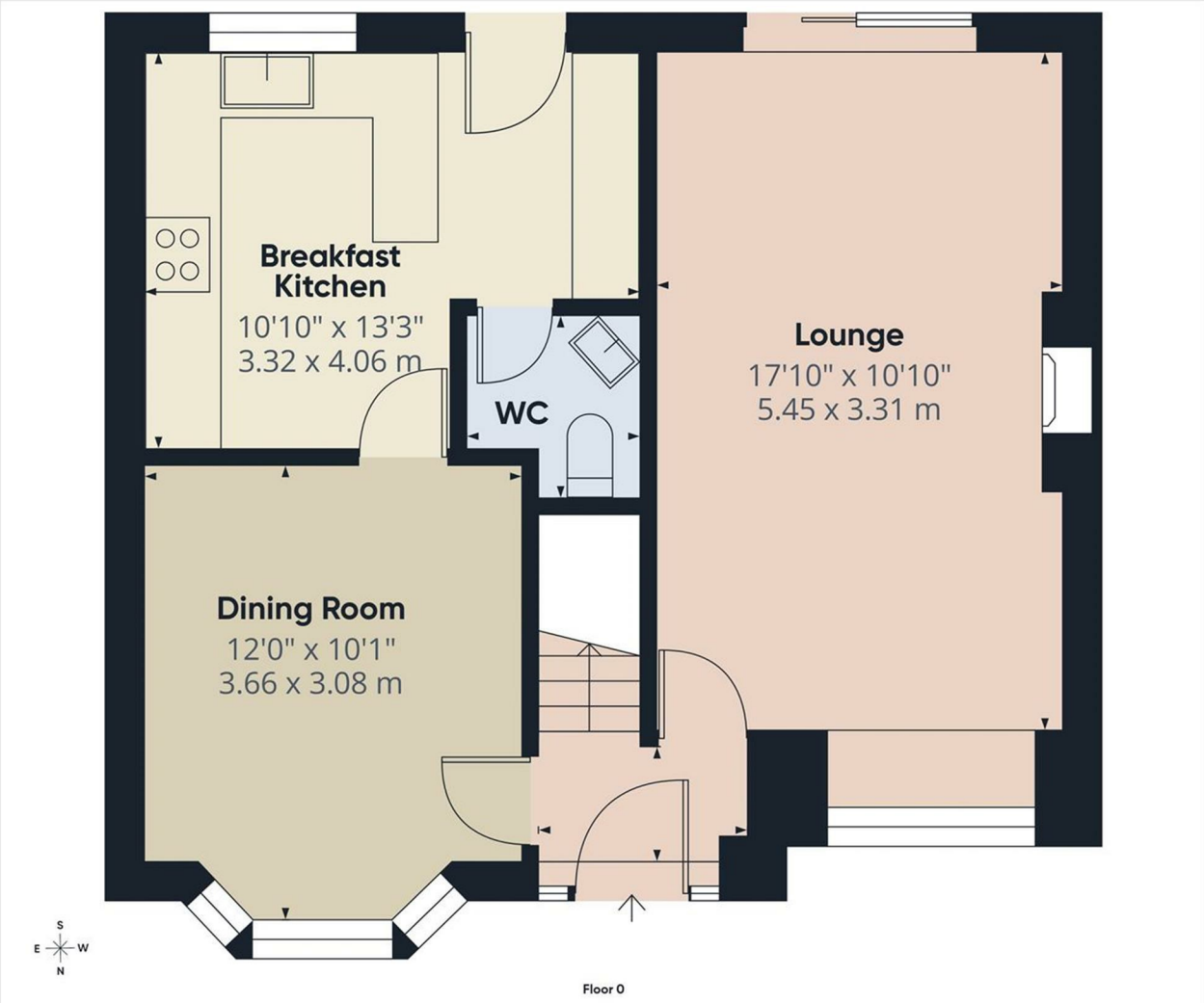
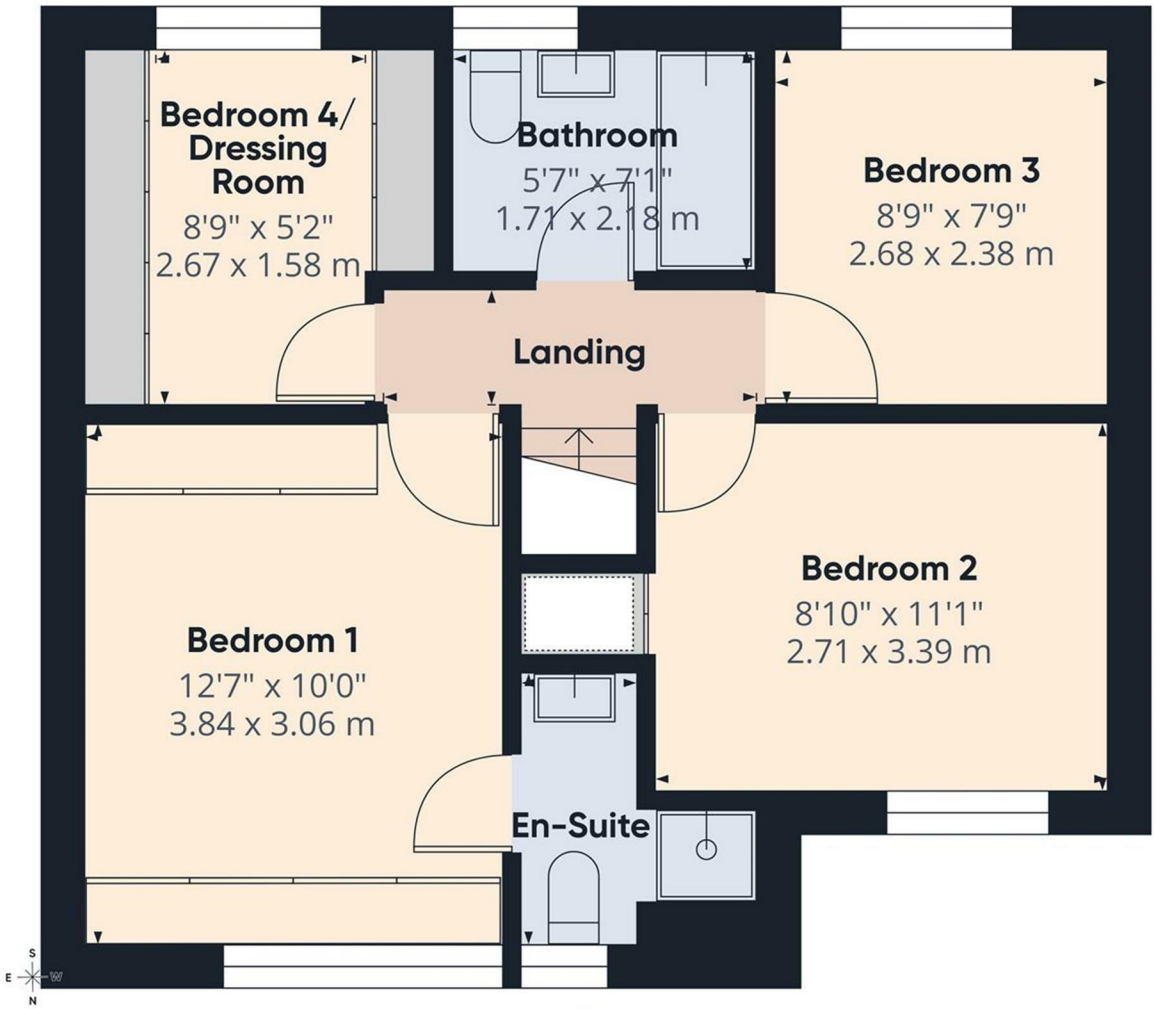


Approximate total area(1)
510 ft²
47.4 m²

(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.

GIRAFFE360



Floor 1

Approximate total area(1)
463 ft²
43.1 m²

(1) Excluding balconies and terraces

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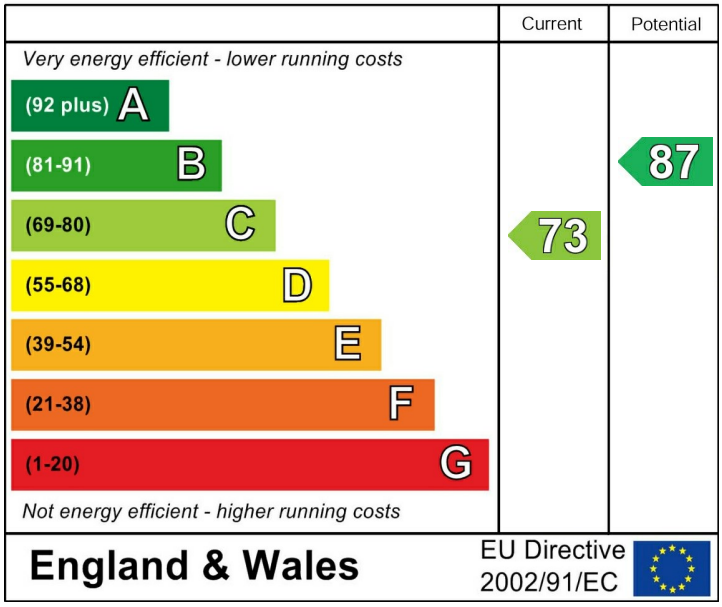
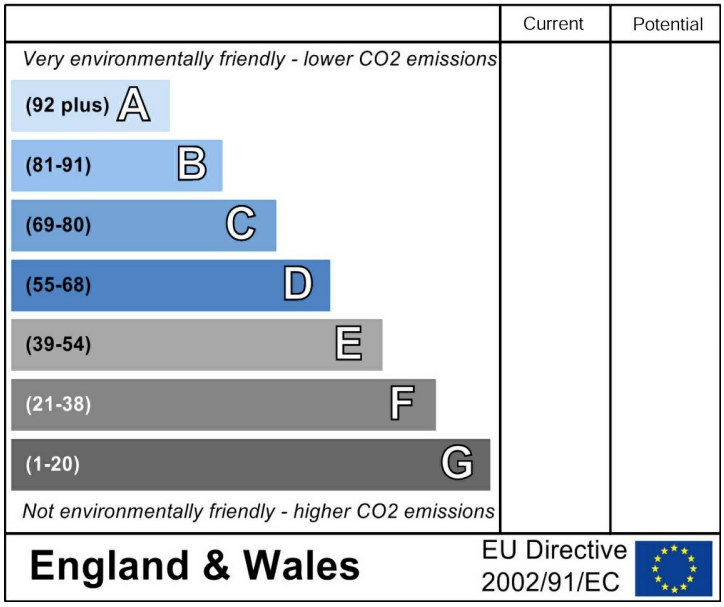
Energy Efficiency Rating



Environmental Impact (CO_2) Rating