Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

25 Langthwaite Close, Brough, East Yorkshire, HU15 1TH

- Ready to Move Straight Into
- End of Terrace
- 3 Bedrooms
- Council Tax Band = C
- Rear Conservatory
- Garage & Extra Parking
- Not Overlooked to Rear
- Freehold/EPC = D

£199,950

INTRODUCTION

Tucked away to one corner of a residential cul-de-sac and not overlooked at the back is this three bedroomed end house with good parking and garage. The accommodation is depicted on the attached floorplan and is ready to move straight into briefly comprising a hall, W.C., lounge, dining kitchen and attractive rear conservatory. Upstairs there are three bedrooms, all with fitted wardrobes, en-suite to bed 1 and bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside there is parking in front of the house together with a drive to a garage which has power, light and a boarded loft.. There is an easy to maintain rear garden with artificial grass and paving. Open green space lies beyond the house to the rear therefore the property is not directly overlooked.

LOCATION

Langthwaite Close is a residential cul de sac situated off Elloughtonthorpe Way. 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

Residential entrance door to:

ENTRANCE HALL

With internal door to living room and cloaks/W.C.

CLOAKS/W.C.

With low level W.C, and wash hand basin.

LIVING ROOM

An attractive living space with the focal point being the feature fire surround, marble hearth and backplate housing an electric fire. There is a staircase leading up to the first floor with cupboard beneath and a window overlooks the front.

DINING KITCHEN

Having a range of fitted base and wall mounted units with contrasting work surfaces. There is a one and a half sink and drainer unit with mixer tap, integrated double oven, four ring gas hob with extractor hood above, fridge and freezer, concealed washing machine, tiled surround. Window and patio doors to:

CONSERVATORY

Overlooking the rear garden with double doors opening out.

FIRST FLOOR

LANDING

With access to roof void which is boarded out.

BEDROOM 1

A double bedroom with fitted wardrobes and window to front elevation.

EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, tiled surround.

BEDROOM 2

With fitted wardrobe, window to the rear.

BEDROOM 3

Fitted wardrobe, window to rear.

BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower attachment, tiled surround.

OUTSIDE

The property occupies a corner style plot with extra hard standing in front of the house. A driveway leads to a single garage which has a power and light supply installed (left hand side of block). The rear garden has been set out for ease of maintenance with artificial lawn and paving. The garden is open plan in style to the rear with pedestrian access to the garden of the adjoining property around the perimeter. This could readily be fenced in by an incoming purchaser if preferred.

REAR VIEW

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

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Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
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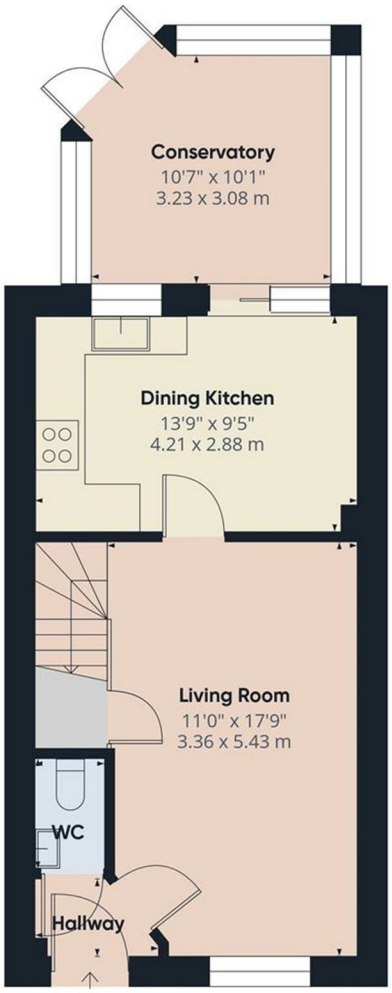


Floor 0

Approximate total area(1)

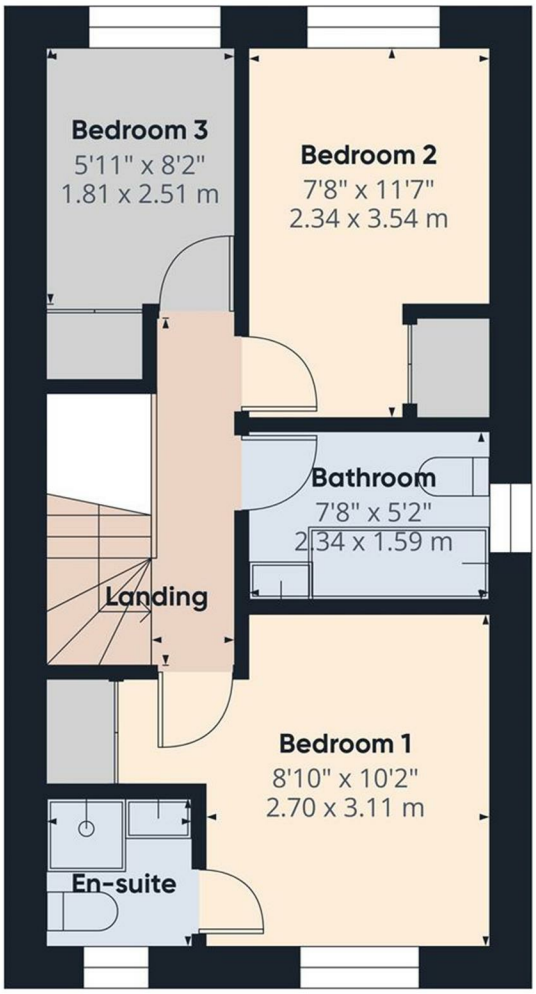
481 ft²

44.8 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)
344 ft²
31.8 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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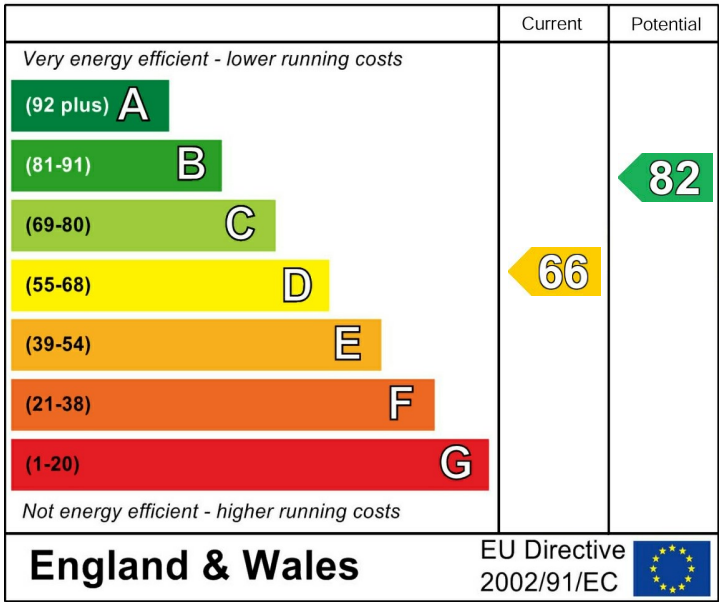
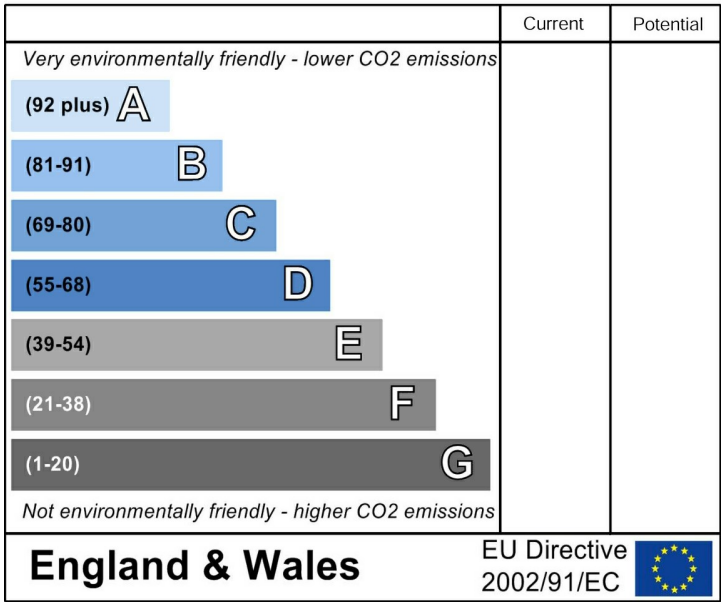
Energy Efficiency Rating



Environmental Impact (CO_2) Rating