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**Limb**  
MOVING HOME



*18 Calthwaite Drive, Brough, East Yorkshire, HU15 1TG*

- 📍 Modern Townhouse
- 📍 Newly Fitted Kitchen
- 📍 Good Sized Rear Garden
- 📍 Council Tax Band = D
- 📍 Up To 4 Bedrooms
- 📍 Stylish en-Suite & Bathroom
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£259,950**

## INTRODUCTION

This beautifully presented three-storey townhouse has been updated by the current owners to include a newly fitted kitchen with integrated AEG appliances. The versatile accommodation is arranged over three floors, beginning with an entrance hallway, cloakroom/W.C., and a ground-floor study or fourth bedroom. The first floor features a spacious lounge with twin Juliet balconies and a double bedroom, while the second floor hosts two further double bedrooms, including a main suite with fitted wardrobes and an en-suite, alongside a stylish family bathroom. A particular highlight is the larger-than-average south-facing rear garden, which has been landscaped with a shaped lawn, patio, and raised planters. The property also benefits from a side driveway and a garage.

## LOCATION

Calthwaite Drive is situated off Constable Way in Brough. 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 HALLWAY

With engineered wood flooring.

## *CLOAKS/W.C.*

With low flush W.C. and was hand basin. Half panelled walls and feature towel radiator.



## *STUDY/BEDROOM 4*

With useful understairs storage cupboard. Window to the front elevation.



## DINING KITCHEN

This recently fitted kitchen features a stylish range of shaker-style units with contrasting worktops, feature tiled flooring, and a practical, large corner pantry cupboard. The space is equipped with a high-quality suite of integrated AEG appliances, including a double oven, four-ring induction hob, fridge/freezer, and washing machine, with plumbing also available for an integrated dishwasher. There is ample room for a dining table and chairs, with French doors opening directly onto the south-facing rear garden.



## FIRST FLOOR

### LANDING

With storage cupboard and stairs leading up to the second floor.

## LOUNGE

With feature fire surround housing an electric fire. Two sets of double doors open out to the rear with Juliet style retaining balcony.



## BEDROOM 3

With windows to the front elevation.



## SECOND FLOOR

### LANDING

With loft access hatch with pull down ladder to part boarded loft.

## BEDROOM 1

With fitted wardrobes and windows to the rear elevation.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin with mirror above, low flush WC., feature radiator, part tiling to walls and feature flooring.



## BEDROOM 2

With built in wardrobe and windows to the front elevation.



## BATHROOM

With stylish suite comprising a bath with shower over and screen, wash hand basin with mirror above, low flush W.C., part tiling to walls.



## OUTSIDE

To the front of the property is a low-maintenance slated garden, while a side driveway provides ample parking and leads to the garage, which is thoughtfully equipped with a workbench and additional rafter storage. The rear garden is a particular highlight; significantly larger than average and enjoying a favoured southerly aspect, it has been beautifully landscaped to include a shaped lawn, a paved patio area, raised planters, and a feature pond. The garden is fully enclosed with fencing to the perimeter and benefits from a convenient side access gate.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## MATERIAL INFORMATION

The transfer dated 2007 contains restrictive covenants. Details can be provided upon request.

## 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 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. AI may have also been used to enhance photography.

## *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.









