Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









12 Alder Close, Brough, East Yorkshire, HU15 1ST

- Modern Detached House
- 3 Bedrooms + Study
- Modern Bathroom & En-Suite
- Council Tax Band = E
- Dining Kitchen
- Landscaped Southerly Garden
- Drive & Garage
- Freehold / EPC = C

£299,950

INTRODUCTION

Occupying an attractive tucked-away position towards the corner of a cul-de-sac, this double-fronted detached house enjoys an open outlook to the front and a delightful southerly facing garden to the rear. The property offers well proportioned and versatile accommodation, complemented by a single garage and off-street parking.

The accommodation is arranged over two floors and includes an entrance hallway with cloaks/W.C., a spacious through lounge and a dining kitchen with adjoining utility room. The property benefits from gas fired central heating and uPVC double glazing, with scope for further cosmetic enhancement to suit individual tastes.

Originally designed with four bedrooms, the first floor has been reconfigured to provide three bedrooms, including a particularly spacious main bedroom with an extensive range of fitted furniture and en-suite shower room. A separate study provides useful additional space and could potentially offer access for a future loft conversion, subject to the necessary consents and structural considerations. The accommodation is completed by a recently fitted modern family bathroom.

Outside, an open-plan garden extends across the front of the property, with a driveway providing access to the single garage. The attractive rear garden has been landscaped for ease of maintenance and enjoys a desirable southerly aspect. An artificial lawn is complemented by a substantial paved patio area with built-in seating and pergola, creating an appealing space for outdoor dining and entertaining. The garden also benefits from a partially walled boundary.

LOCATION

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.

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ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard and staircase leading up to the first floor.

CLOAKS/W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin.



LOUNGE

With window to the front elevation and patio doors leading out to the rear garden. There is a feature fireplace housing an electric fire.





DINING KITCHEN

Having a range of modern fitted base and wall mounted units with contrasting work surfaces, range cooker with extractor over, integrated dishwasher, sink and drainer. Windows to front and rear elevations.





UTILITY ROOM

With external access door to rear.

FIRST FLOOR

LANDING

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BEDROOM 1

This spacious room has an extensive range of modern fitted furniture. There is an airing cupboard to corner and windows to both front and rear elevations.





EN-SUITE SHOWER ROOM

With tiling to the walls and floor. There is a walk-in shower area with glazed partition, fitted cabinet with low level WC and wash hand basin.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to the front elevation.



STUDY

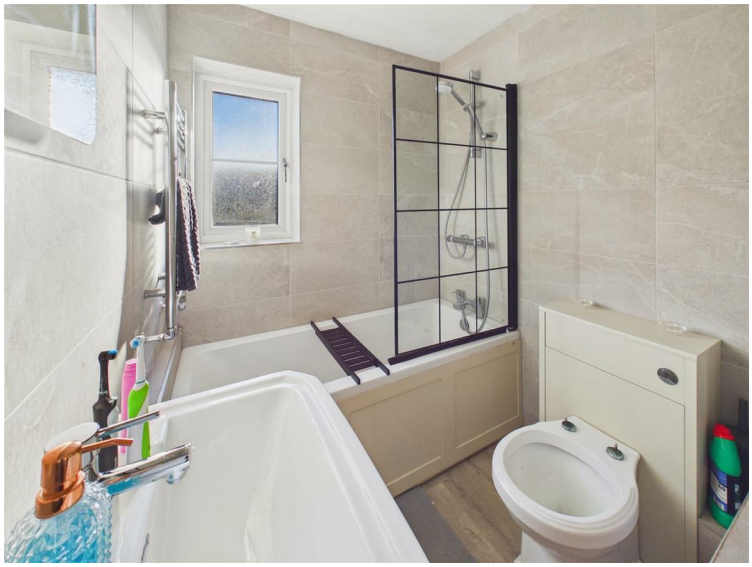
With window to the front elevation.

Please note that preparations have been made for a loft conversion with the study envisaged to be the space where the staircase would fit. This conversion has not been carried out however affords potential for an incoming purchaser.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to rear.



OUTSIDE

An open-plan garden extends across the front of the property, with a driveway providing access to the single garage. The attractive rear garden has been landscaped for ease of maintenance and enjoys a desirable southerly aspect. An artificial lawn is complemented by a substantial paved patio area with built-in seating and pergola, creating an appealing space for outdoor dining and entertaining. The garden also benefits from a partially walled boundary.





REAR VIEW



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 E. 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.

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.

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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.

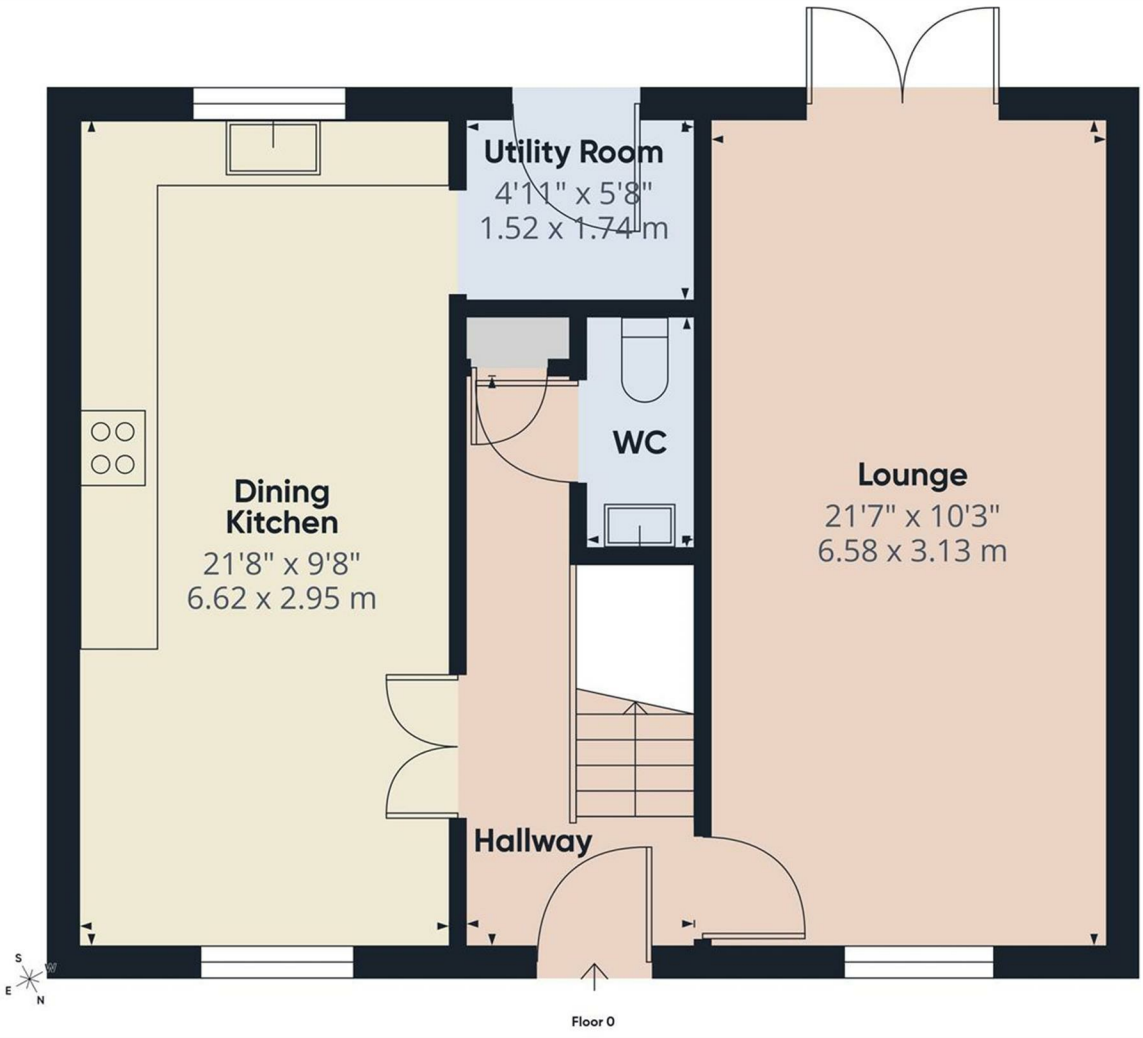
PROGRESSING AN OFFER

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.


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Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
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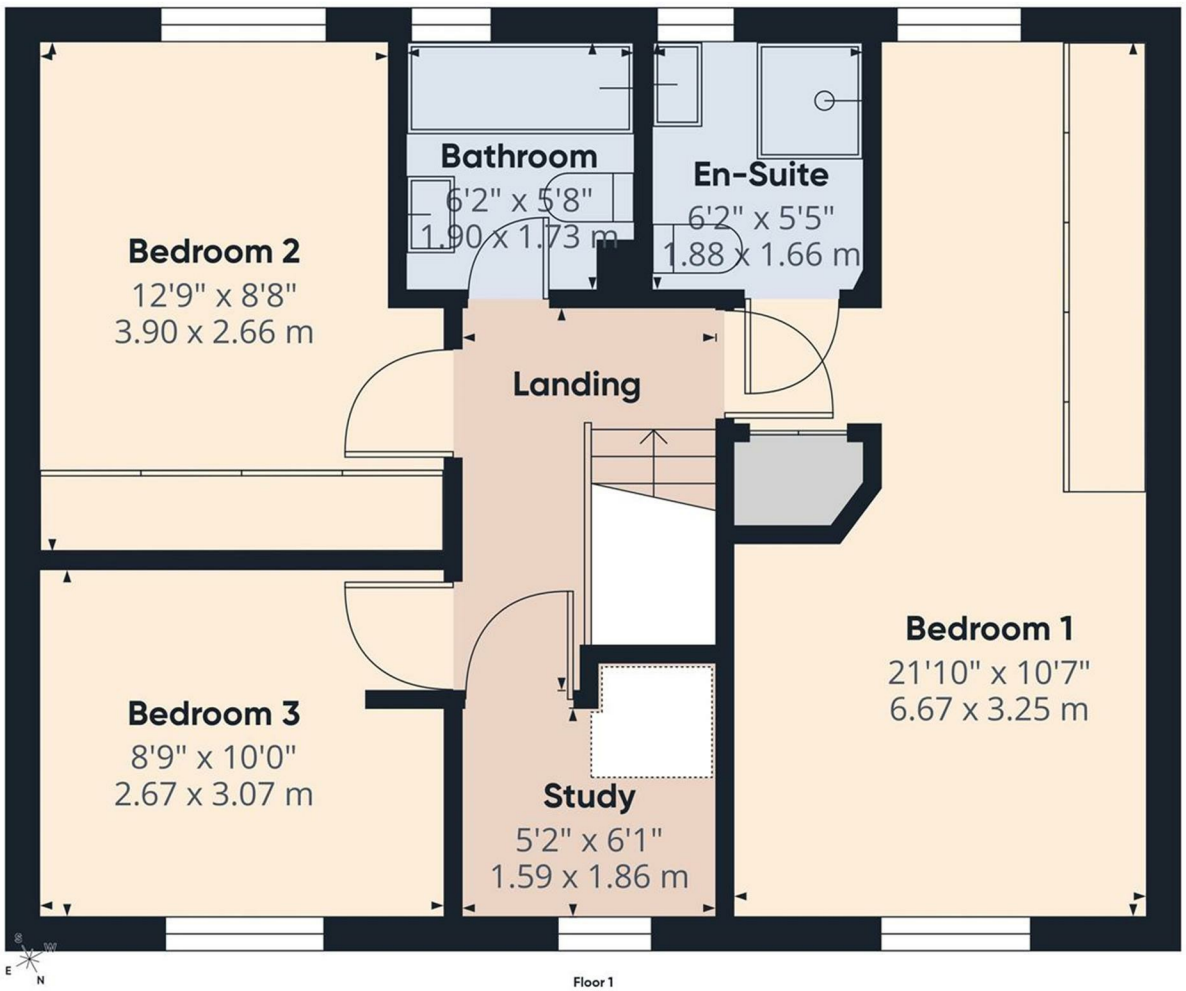


Approximate total area(1)
568 ft²
52.8 m²

(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



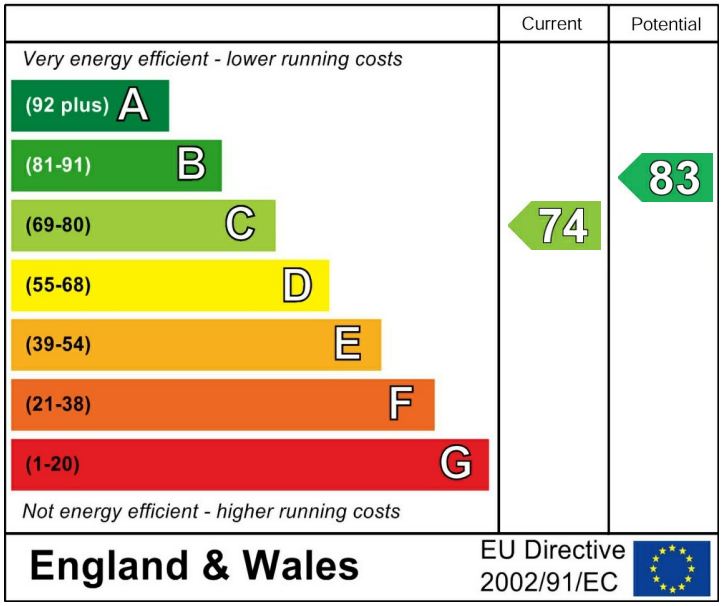
Approximate total area(1)
548 ft²
51 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

