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**Limb**  
MOVING HOME



*1 Everthorpe Close, Brough, East Yorkshire, HU15 1TL*

- 📍 Semi-Detached House
- 📍 Three Beds/Two Baths
- 📍 Modern Kitchen + Utility
- 📍 Council Tax Band = C
- 📍 Large Conservatory
- 📍 Southerly Rear Garden
- 📍 Driveway & Store
- 📍 Freehold / EPC = D

**£245,000**

## INTRODUCTION

This stylishly presented three-bedroom semi-detached house is beautifully appointed and ready to move straight into. >  
The accommodation comprises an entrance hall, cloaks/W.C., and a bright lounge featuring a modern media wall with an inset fire. The ground floor also boasts a sleek kitchen, separate utility room, and a spacious rear conservatory. To the first floor are three bedrooms with fitted wardrobes, served by a modern en-suite and family bathroom.

Externally, there is parking to the front and a side driveway leading to a useful store. The rear garden is a particular highlight, enjoying a sunny southerly aspect with a large patio, lawn, and play area. Viewing is strongly recommended to appreciate the quality of this beautiful home.

## LOCATION

Everthorpe Close is situated off Elloughtonthorpe Way in this popular residential development within 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 HALL

With door to the lounge and access to cloaks/W.C.

## CLOAKS/W.C.

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



## LOUNGE

Featuring a media wall with TV point and inset electric fire. Window to the front elevation, staircase leading up to the first floor.



## KITCHEN

Having a range of stylish shaker style base and wall units with complementing worktops, sink and drainer, double oven, microwave, induction hob with filter above, dishwasher and fridge/freezer. Doors lead through the conservatory.



## CONSERVATORY

Superb space with ample areas for dining and living. Doors lead out to the south facing rear garden.



## UTILITY ROOM

Converted from the rear of the garage. With fitted units, plumbing for a washing machine and space for dryer. An access door leads through to the store.



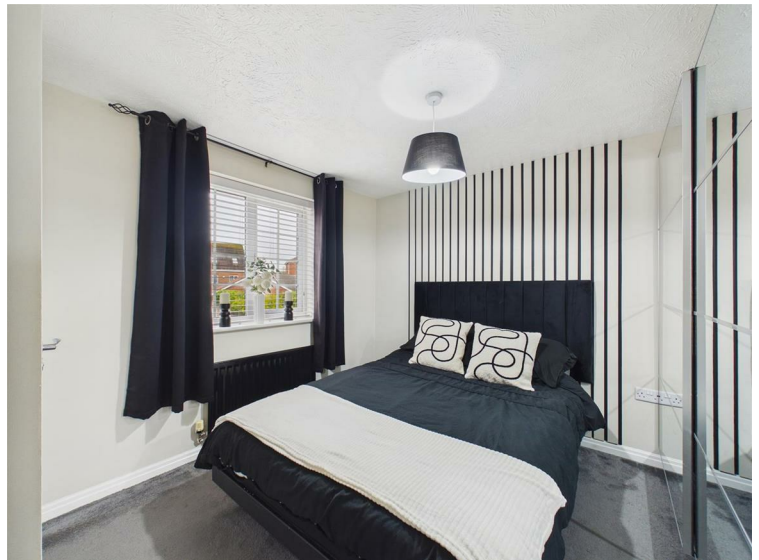
## FIRST FLOOR

### LANDING

With loft access hatch.

### BEDROOM 1

With fitted wardrobes and window to the front elevation.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. tiled walls and floor, heated towel rail and window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to rear.



## BEDROOM 3

With built in wardrobe and window to rear.



## BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiled walls and floor, inset spot lights and window to side.



## OUTSIDE

A gravelled area to the front and a side driveway combine to provide off-road parking for two vehicles, leading up to a useful integral store.

The rear garden is a particular feature, enjoying a sunny southerly aspect throughout the day. It is primarily laid to lawn and complemented by attractive shaped patio areas, providing a lovely space for outdoor seating. To one corner, there is a dedicated sandpit and play area, making this a great environment for families.



## 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 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. 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.





