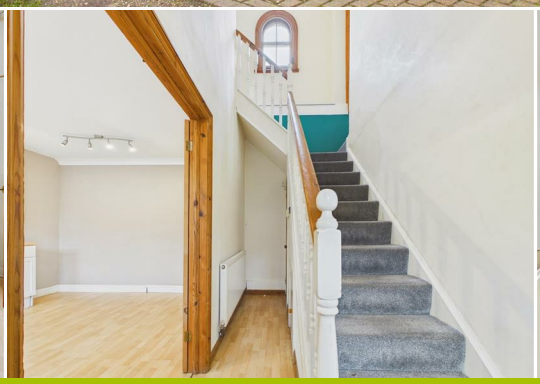
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









Bridge Cottage Station Road, Brough, East Yorkshire, HU15 1EA

- Unique Cottage
- Fantastic Potential
- 3 Bedrooms
- Council Tax Band = C
- Requires Modernisation
- Off Street Parking
- No Onward Chain!
- Freehold / EPC = D

£190,000

INTRODUCTION

Tucked away in a discreet village position, yet just a short stroll from the railway station and local amenities, this three-bedroom cottage is a rare find for those with a vision. Offering a "blank canvas" opportunity, the property is ripe for a full program of modernisation, allowing a new owner to blend traditional character with a bespoke contemporary interior.

The ground floor features a central entrance hallway that provides a practical divide between the living spaces. To one side is a well-proportioned kitchen, while the other opens into a spacious lounge/diner which is flooded with light thanks to twin side-by-side windows.

Upstairs, the first floor hosts three bedrooms and a family bathroom. A unique feature is found on the landing, where sliding patio doors lead directly out to an elevated patio area. To the front, there is a driveway with comfortable off-street parking for two vehicles.

Offered with no onward chain, this is a standout opportunity to add value to a character home in a great, well-connected location.

LOCATION

The property is located between Saltgrounds Road and Station Road in Brough, being in close proximity to Brough Railway Station. 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

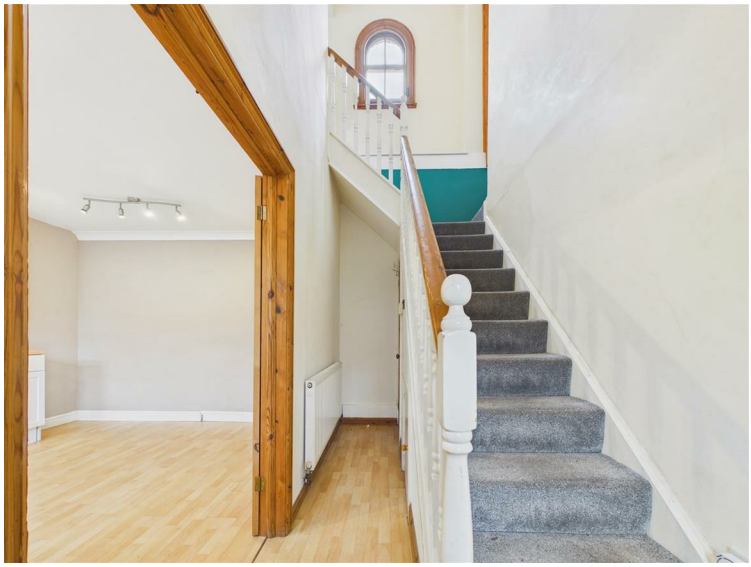
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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

Residential entrance door to:

ENTRANCE HALL

Stairs to first floor and understairs storage cupboard access.



LOUNGE/DINER

Generously sized living space with two bay windows to the front and electric fireplace to the centre.



KITCHEN

Comprising fitted units and worksurfaces, five-ring gas hob atop cooker unit and sink & drainer beneath two windows to the front of the property. Plumbing for a washing machine and space for a dryer is also available.



FIRST FLOOR

LANDING

A feature window sits at the centre of the split staircase and landing area. The bathroom, first and third bedroom sit to the right hand side, with the second bedroom on an equal level to the left. There is an additional window to the left, whilst two storage cupboards and a sliding door to the rear patio are situated on the right.

BEDROOM 1

First bedroom with window to the front elevation.



BEDROOM 2

With window to the front elevation.



BEDROOM 3

Window to the front elevation.



BATHROOM

Comprising bath with shower screen and fitting, low-flush W.C. and wash-hand basin beneath window to the rear elevation.



OUTSIDE

There is a paved patio set at the first level to the rear of the property which can be accessed via stairs to the side of the property or through a sliding door from the landing. To the front, there is a driveway with comfortable off-street parking for two vehicles.





GLAZING

The property has majority uPVC double glazing.

HEATING

The property has the benefit of gas central heating.

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, 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.

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.

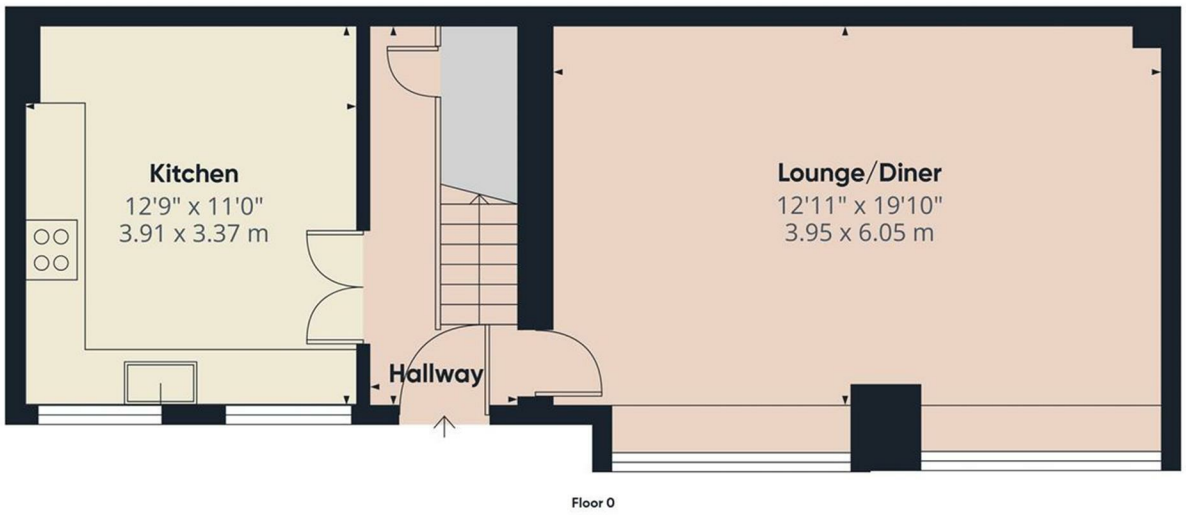
PROGRESSING AN OFFER

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.


Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Crabley Creek
Welton
Brough
Petuaria Wy
Melton
Humber
Welton Waters
Activities Centre
Google
Map data ©2026 Google



Approximate total area(1)

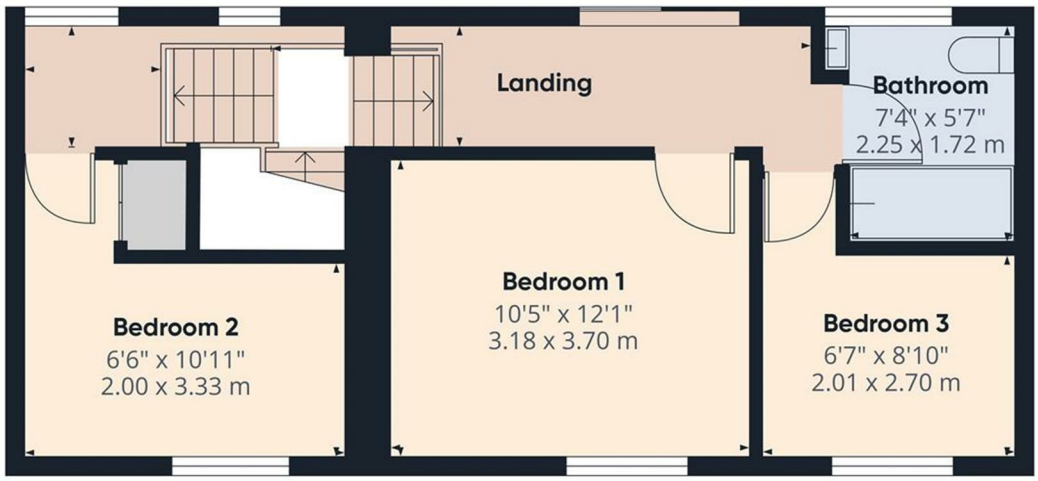
466 ft²

43.3 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)

407 ft²

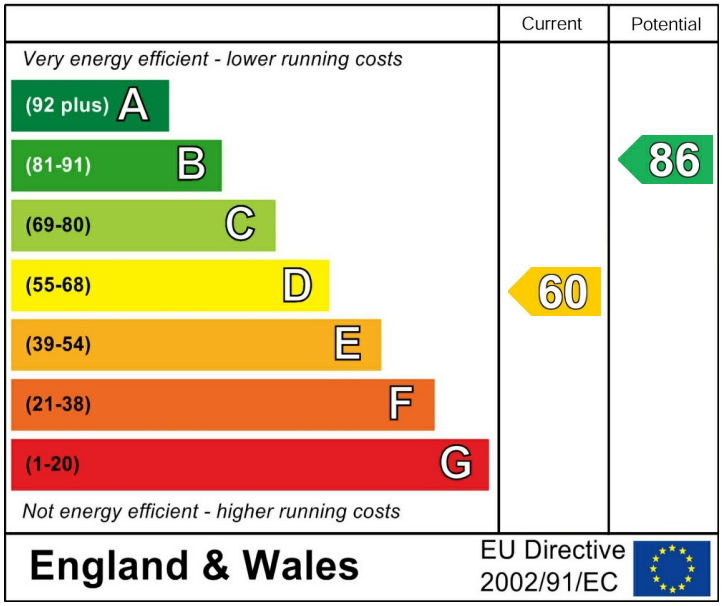
37.8 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

