



52 Kingscroft Drive, Brough, East Yorkshire, HU15 1FL

📍 Attractive Detached

📍 Excellent Accommodation

📍 Four Good Sized Bedrooms

📍 Council Tax Band = E

📍 Lovely South Facing Garden

📍 Open Plan Kitchen

📍 Driveway & Garage

📍 Freehold / EPC = C

£299,950

INTRODUCTION

Occupying a lovely position within this popular residential development is this most attractive double fronted detached house. The immaculately presented accommodation is complemented by a lovely south facing rear garden, driveway and garage. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, cloaks/W.C., lounge, dining room plus a fantastic open plan kitchen to the rear with French doors opening out to the rear garden. Upon the first floor are four good sized bedrooms, en-suite shower room and family bathroom.

The lovely rear garden enjoys a southerly aspect and is lawned with patio and decked areas with pergola. There is also a driveway and garage.

LOCATION

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 HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor.



LOUNGE

16'7" x 11'5" approx (5.05m x 3.48m approx)

With bay window to front elevation.



DINING ROOM

11'1" x 8'11" approx (3.38m x 2.72m approx)
With storage cupboard and bay window to front elevation.



OPEN PLAN KITCHEN

24'2" x 10'3" approx (7.37m x 3.12m approx)
Superb space situated to the rear of the property with French doors opening out to the rear garden. The kitchen has a range of base and wall units with contrasting work surfaces, sink and drainer with mixer tap, double oven/grill, four ring gas hob with extractor above, fridge/freezer and dishwasher. There is also plumbing for a washing machine.



DINING / DAY AREA



FIRST FLOOR

LANDING

With cylinder cupboard, loft access hatch and window to side.



BEDROOM 1

14'11" x 10'1" approx (4.55m x 3.07m approx)

Measurements up to fitted wardrobes. Windows to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Storage cabinet, half tiled walls, tiled floor and window to front.



BEDROOM 2

11'11" x 8'3" approx (3.63m x 2.51m approx)

Window to rear.



BEDROOM 3

8'7" x 7'9" approx (2.62m x 2.36m approx)

Window to rear.

BEDROOM 4

8'7" x 7'6" approx (2.62m x 2.29m approx)

Window to rear.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Half tiling to walls, tiled floor and window to side.



OUTSIDE

To the front of the property is a gravelled garden area and a central path leading to the front door. There is a side drive which leads up to the single garage. The rear garden enjoys a southerly aspect and is lawned with patio area directly adjoining the rear of the property and a further patio with pergola and decked area with pergola.





REAR VIEW



HEATING

The property benefits from gas central heating.

GLAZING

The property benefits from 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. 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

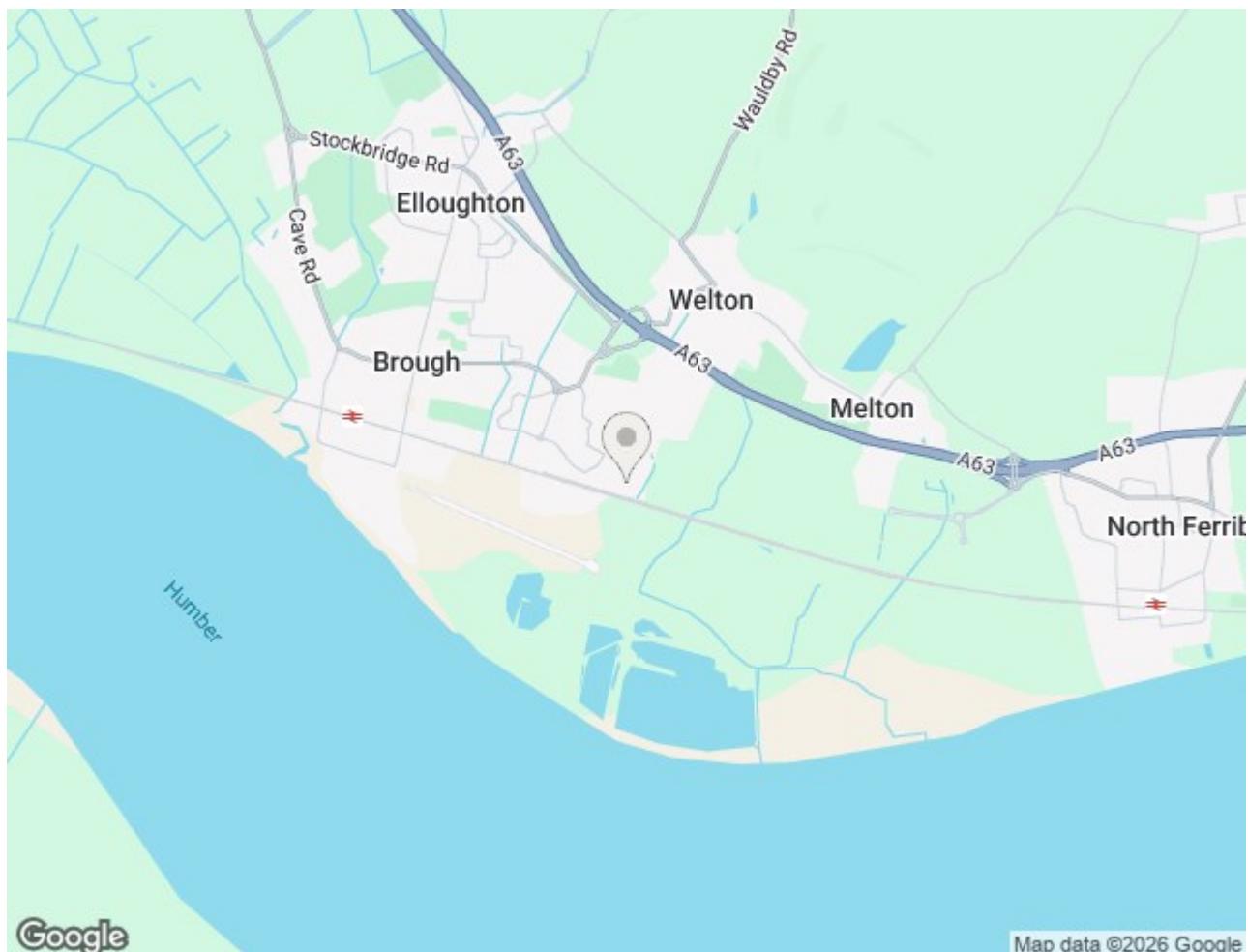
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

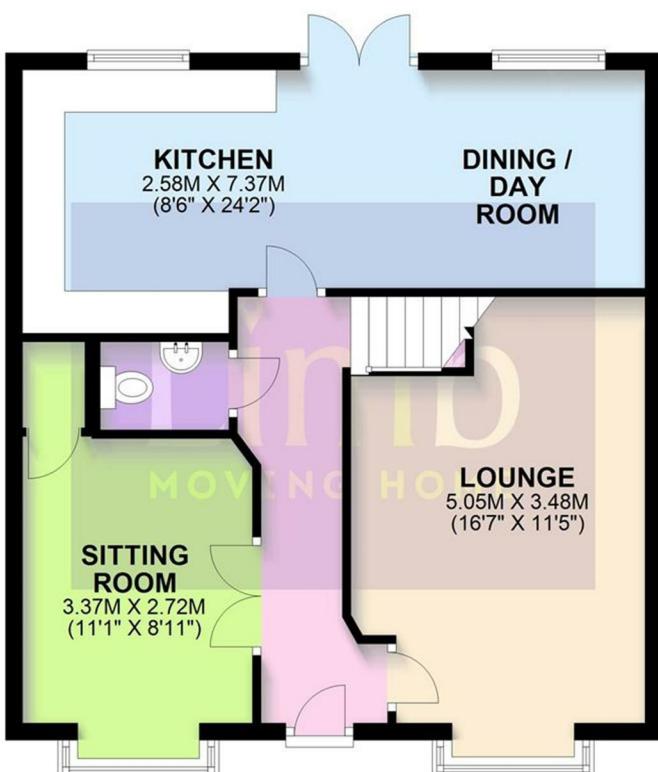
PROPERTY TO SELL?

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.



GROUND FLOOR

APPROX. 57.6 SQ. METRES (619.6 SQ. FEET)


FIRST FLOOR

APPROX. 57.2 SQ. METRES (615.4 SQ. FEET)



TOTAL AREA: APPROX. 114.7 SQ. METRES (1235.0 SQ. FEET)

52 KINGSCROFT DRIVE, BROUH

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	