

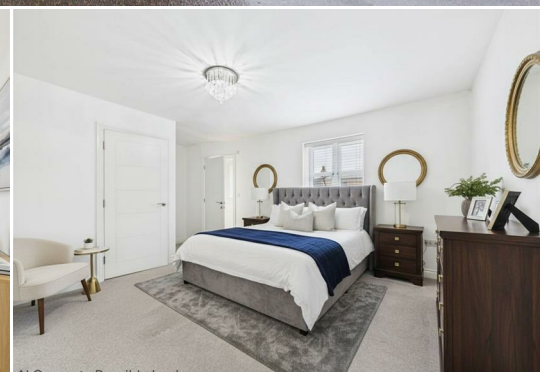
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



### *3 Avocet Close, Brough, East Yorkshire, HU15 1WD*

- 📍 Spacious Semi Detached
- 📍 3 Beds/3 Baths
- 📍 Large Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Quality Specification
- 📍 Parking + Garage
- 📍 Secluded Yet Central Location
- 📍 Freehold / EPC = B

*Offers Over £300,000*

## INTRODUCTION

Of modern construction and a high specification, this 3 bedroom semi-detached house is certainly ready to move straight into. Situated with a cul-de-sac of only 4 semi-detached houses, approached via a tree lined avenue, well set back from Welton Road, the property is ideally placed for Brough's excellent range of shops and amenities. This contemporary home has much appeal and features include parking, garage and a south facing garden. The well designed accommodation is depicted on the attached floorplan and briefly comprises of an entrance hallway, downstairs cloaks/WC, separate lounge with bay window, and a striking dining kitchen with bi-fold doors opening out to the garden. Upon the first floor are 2 large double bedrooms, one of which with an en-suite shower room. There is also a separate bathroom. The upper floor is dedicated to a further double bedroom, again with the benefit of an en-suite shower room. The accommodation boasts gas central heated radiators and uPVC framed double glazing. A single garage forms part of the property together with a block set parking area. Ready to move straight with floor coverings/carpets and blinds.



## LOCATION

Avocet Close is situated in the centre of Brough, off Welton Road, close to Cavendish Park. The property is secluded from Welton Road and is convenient for Brough's excellent range of amenities. 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.



## ACCOMODATION

Residential entrance door leading to:

### ENTRANCE HALL

A spacious hallway with stairs leading up to the first floor and storage cupboard beneath.

### CLOAKS/W. C.

With low level WC and wash hand basin.

## LOUNGE

An ample sized room with bay window to front elevation.



## DINING/ KITCHEN

A super room to the rear of the house with window and glazed projection with bi-fold doors leading out to the garden. The kitchen features a striking range of modern fitted units with breakfast bar return. Features include a one and a half sink and drainer with mixer tap, integrated oven, combination microwave oven, four ring gas hob with extractor above, fridge freezer, dishwasher and concealed washing machine.



*KITCHEN AREA*



## DINING AREA



## FIRST FLOOR

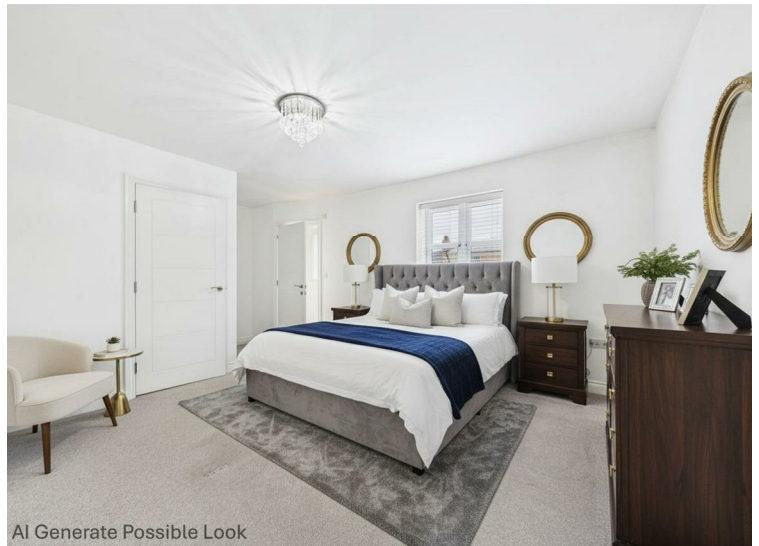
## LANDING

With further staircase leading up to the second floor.



## BEDROOM 1

A spacious bedroom with window to front elevation.



## EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle, tiled surround, heated towel rail.



## BEDROOM 2

Window to rear elevation.



## BATHROOM

With stylish white suite comprising of low level WC, wash hand basin with drawers, panelled bath with shower over and screen, contemporary tiling to the walls and floors, heated towel rail.



## SECOND FLOOR LANDING

Access available to use for storage cupboard.

## BEDROOM 3

An attractive room with two velux windows, store cupboard to corner which also houses a gas fired central heating boiler.



Original Room



AI Generated Possible Look

## EN-SUITE SHOWER ROOM

With suite comprising of low level WC, wash hand basin cabinets, shower cubicle with rail head and hand held shower system, tiled surround and floor.



## OUTSIDE

With an extensive patio and garden beyond which enjoys a southerly aspect. The garden will be turfed/seeded prior to completion.



## AVOCET CLOSE

Avocet Close is a private lane with each property having unencumbered access. It is understood that there is a joint maintenance agreement in place to cover the management/expenses of the roadway.

## *GARAGE*



## *HEATING*

The property has the benefit of gas central heating.

## *GLAZING*

The property has the benefit of 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 D. We would recommend a purchaser make their own enquiries to verify this.

## *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.

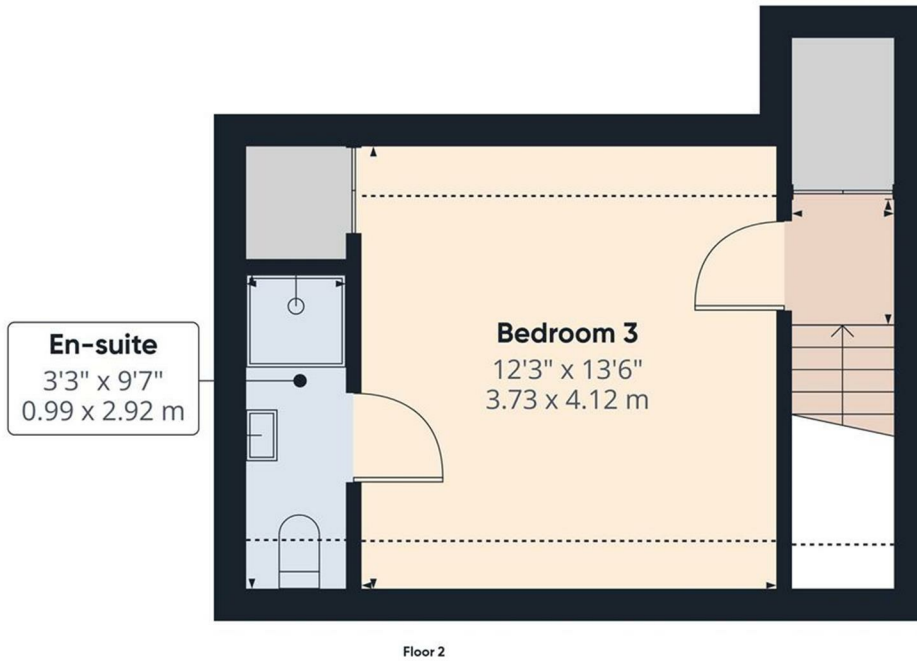
## PROPERTY TO SELL?

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.









**Approximate total area<sup>m</sup>**  
235 ft<sup>2</sup>  
21.8 m<sup>2</sup>

**Reduced headroom**  
38 ft<sup>2</sup>  
3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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