



## 1 Langthwaite Close, Brough, East Yorkshire, HU15 1TH

Semi Detached House

3 Bedrooms

Attractive Dining Kitchen

Council Tax Band = C

En-suite to Bed 1

Utility & Store Room

Cul-de-sac Location

Freehold/EPC = C

£225,000

## INTRODUCTION

This attractive modern semi detached house provides well appointed accommodation and is situated in a cul-de-sac setting with a lovely aspect to the rear across open space. The cleverly designed accommodation has been enhanced by the installation of quality uPVC double glazing and an attractive kitchen. The layout is depicted on the attached floorplan and also includes a downstairs cloaks/W.C, lounge, useful utility room and an en-suite to bed 1 plus 2 further bedrooms and a stylish bathroom. The former garage has been converted previously into a store room and the utility, a configuration which could be reversed by an incoming purchaser. There is garden area to the front, parking to the side and to the rear lies an extensive paved patio with lawn beyond and ornamental borders. In all, an appealing family home which early viewing is strongly recommended.

## LOCATION

Langthwaite Close is a residential cul de sac situated of Elloughtonthorpe Way. 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 HALL

With door into lounge and also W.C..

### W.C.

With low level W.C. and wash hand basin.

### LOUNGE

18'0" x 14'0" approx (5.49m x 4.27m approx)

With window to front elevation. Staircase leading up to the first floor.



## DINING KITCHEN

14'0" x 9'6" approx (4.27m x 2.90m approx)

Situated to the rear of the house with window and patio doors opening out to the patio. There is a range of attractive kitchen units in a powder blue finish which incorporates a one and a half sink and drainer, oven, five ring gas hob with filter hood above, plumbing for a dishwasher. Tiled flooring. Door to utility room.



## UTILITY ROOM

15'4" x 4'1" approx (4.67m x 1.24m approx)

The former garage has been converted into this utility room and also the adjacent store room. The utility has a range of fitted cupboards, plumbing for automatic washing machine and space for further appliances.

## FIRST FLOOR

### LANDING

## BEDROOM 1

10'3" x 11'9" approx (3.12m x 3.58m approx)  
 With fitted wardrobe, window to front elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and corner shower cubicle, tiled surround.



## BEDROOM 2

11'8" x 7'8" approx (3.56m x 2.34m approx)  
 With fitted wardrobe, window to rear elevation.



### BEDROOM 3

8'2" x 6'0" approx (2.49m x 1.83m approx)  
 With fitted wardrobe, window to rear elevation.



### VIEW



### BATHROOM

With stylish suite comprising low level W.C., wash hand basin and bath with shower over and screen, tiled surround and floor, heated towel rail.



## OUTSIDE

There is an attractive garden to the front adjacent to which parking space in front of the former garage. To the rear of the property is an extensive paved patio area with lawn beyond and ornamental borders. There is also a store room (part of the former garage) which is accessed to the rear and is ideal for garden equipment and general storage.



## REAR VIEW



## 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.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

## 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.

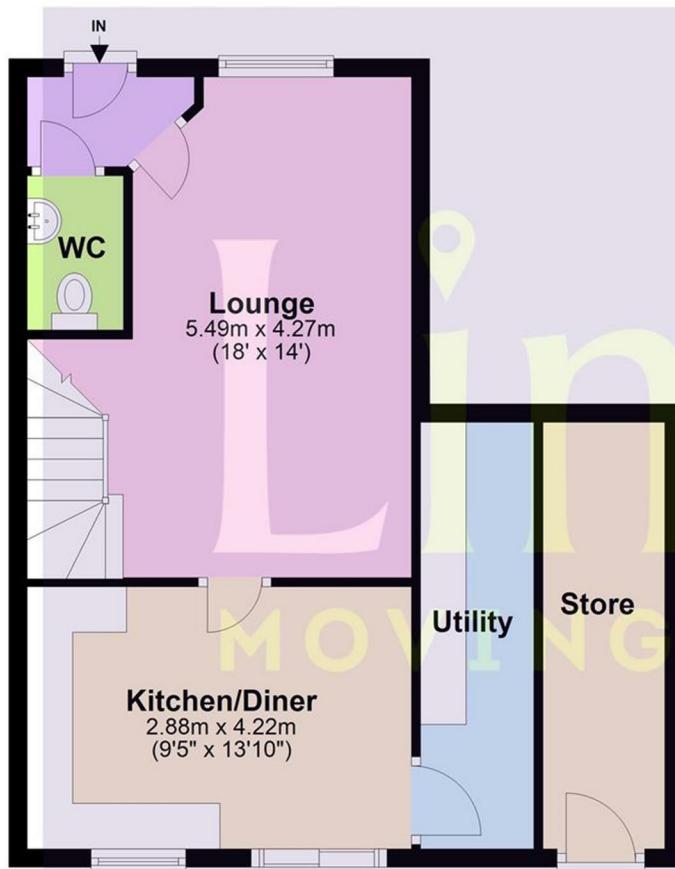
## VALUATION SERVICE

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.

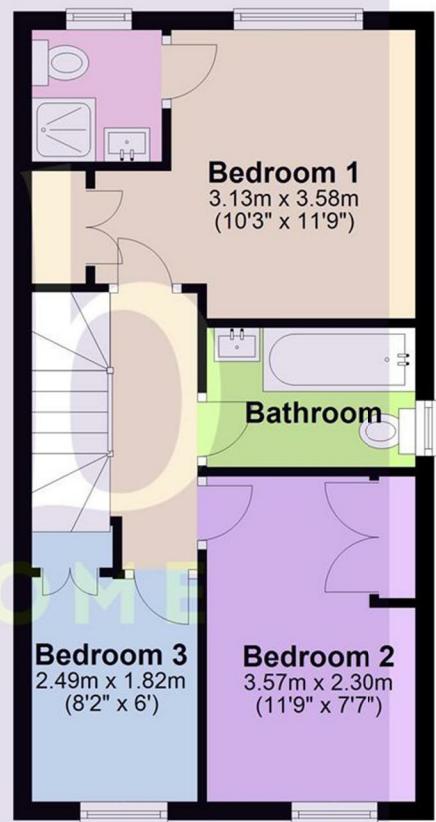


**Ground Floor**

Approx. 48.8 sq. metres (524.9 sq. feet)


**First Floor**

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)

1 Langthwaite Close

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	75	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 