Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









12 Hazel Court, Brough, East Yorkshire, HU15 1TS

- Modern Detached House
- Contemporary Dining Kitchen
- 4 Good Sized Bedrooms
- Council Tax Band = E
- Modern Bathroom & En-Suite
- Lounge & Conservatory
- Garden, Drive & Garage
- Freehold / EPC = C

£311,999

INTRODUCTION

Offered for sale with no chain and occupying a head of cul-de-sac position is this modern detached house which has been updated in recent times to include a fantastic contemporary dining kitchen with granite worksurfaces plus an array of integrated appliances. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, cloaks/W.C., 20' lounge with double doors leading through to the conservatory. Upon the first floor are four good sized bedrooms, contemporary bathroom and en-suite shower room. The property has the benefit of gas fired central heating and uPVC double glazing.

There is a block paved garden area to the front with high hedging plus a block paved driveway to the side leading to the detached single garage. A gate provides access to the rear lawned garden.

LOCATION

Hazel Court is situated off Birch Place which runs of Myrtle Way in Brough. 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

17'7" x 6'10" approx (5.36m x 2.08m approx)
Spacious and welcoming with staircase leading to the first floor.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

DINING KITCHEN

20'10" x 10'7" approx (6.35m x 3.23m approx)
The fantastic space is fitted with a range of contemporary dual tone high gloss base and wall units with matching breakfast bar plus an under counter sink unit. There is an array of integrated NEFF appliances including two ovens, microwave oven, warming drawer and five ring gas hob with filter hood above. There is an integrated dishwasher. The room opens through to a utility area which has fitted units and housing for a large fridge/freezer.





UTILITY ROOM

With fitted units and housing for an American style fridge/freezer. External access door to rear.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOUNGE

20;9" x 11'5" approx (6.10m;2.74m x 3.48m approx)
With feature fire surround housing a living flame gas fire. Double doors open through to the conservatory.





CONSERVATORY

13'0" x 8'0" approx (3.96m x 2.44m approx)
With double doors opening out to the rear garden.



FIRST FLOOR

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LANDING

With cylinder/airing cupboard and loft access hatch.

BEDROOM 1

11'9" x 11'7" approx (3.58m x 3.53m approx)
With built in wardrobes and window to front elevation.



EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to front.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

BEDROOM 2

11'3" x 10'11" approx (3.43m x 3.33m approx)
With built in wardrobes and window to front.



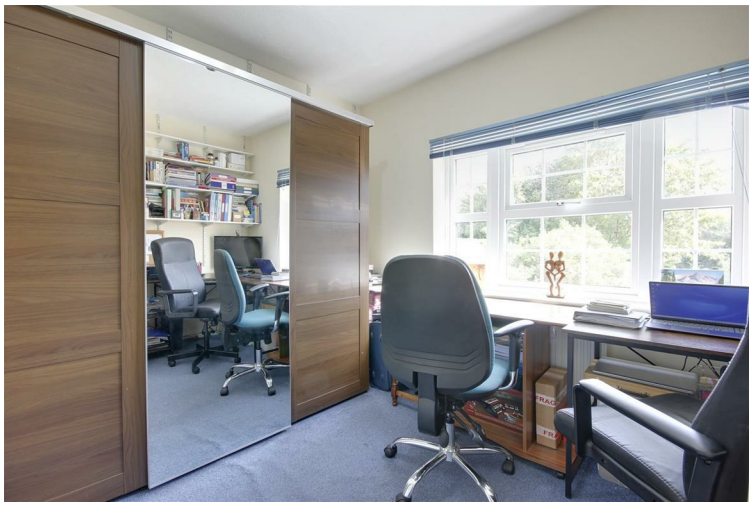
BEDROOM 3

9'8" x 8'11" approx (2.95m x 2.72m approx)
Measurements up to built in wardrobes. Window to rear.



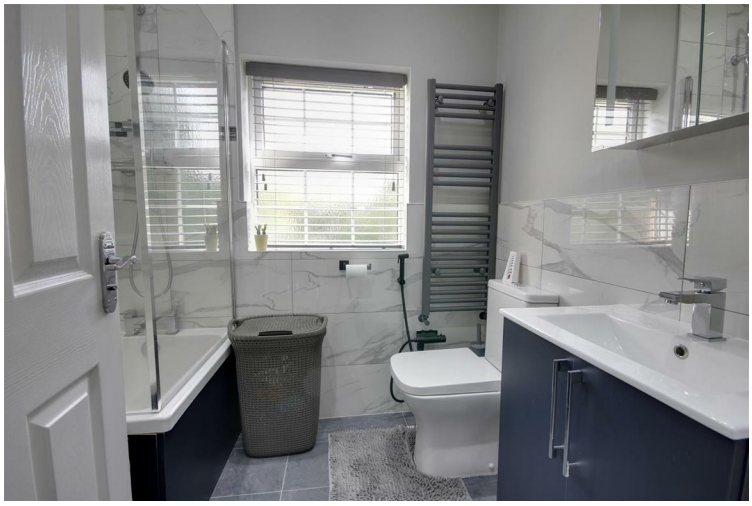
BEDROOM 4

11'4" x 8'11" approx (3.45m x 2.72m approx)
Measurements to extremes. Window to rear.



BATHROOM

With contemporary suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., heated towel rail and window to rear.



OUTSIDE

There is a block paved garden area to the front with high hedging plus a block paved driveway to the side leading to the detached single garage. A gate provides access to the rear lawned garden.





REAR VIEW



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 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, 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.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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.

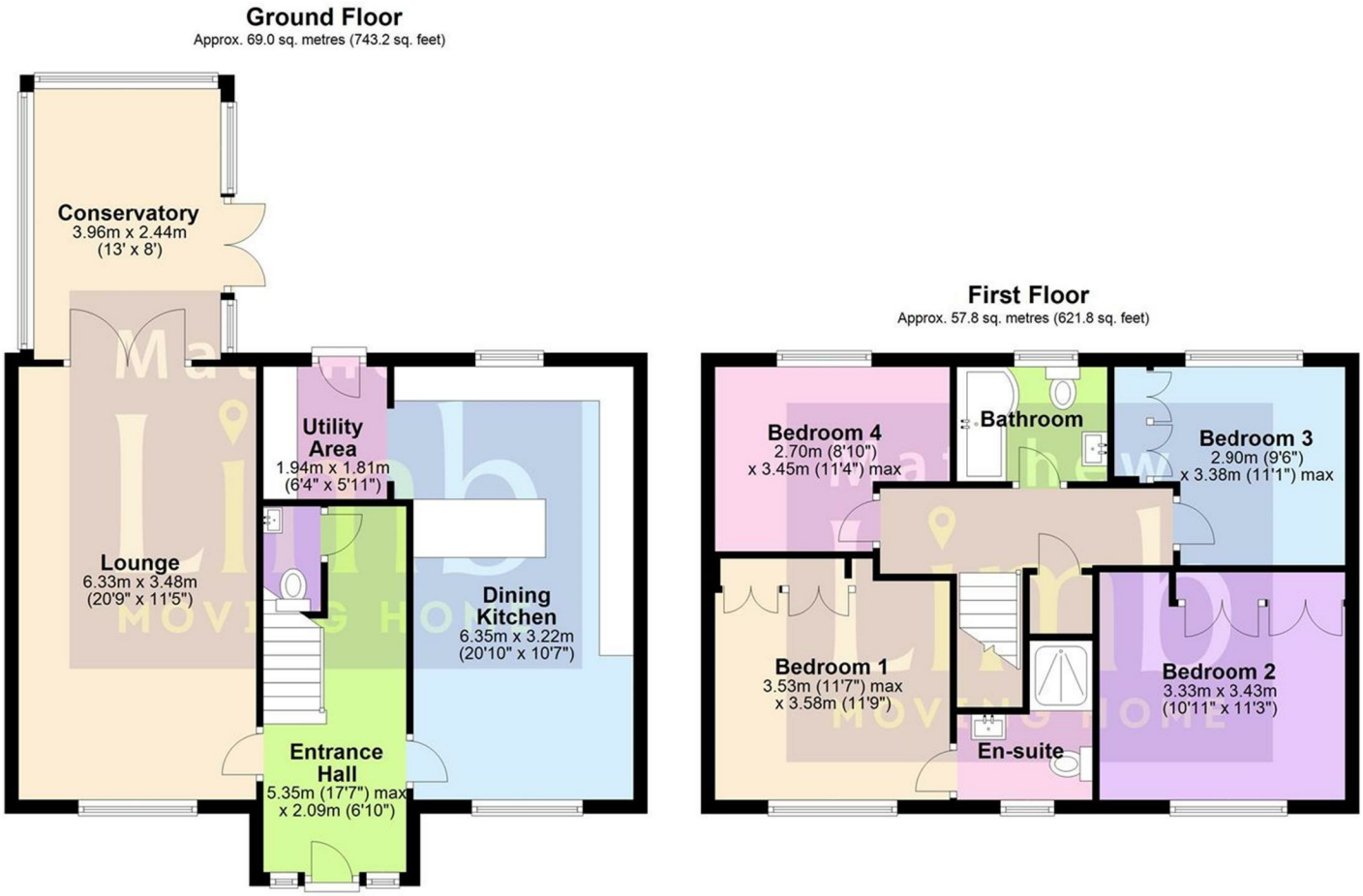
PROGRESSING AN OFFER

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?

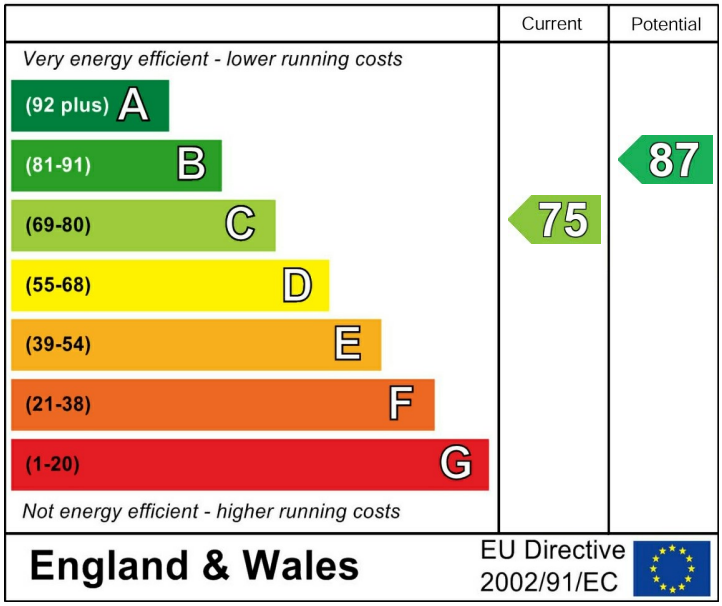
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
Google
Map data ©2026 Google



Total area: approx. 126.8 sq. metres (1365.1 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

