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Limb
MOVING HOME



10 Randsfield Avenue, Brough, East Yorkshire, HU15 1BG

📍 Semi-Detached Dormer

📍 3 Beds / 2 Baths

📍 3 Reception Rooms

📍 Council Tax Band = C

📍 Modern Kitchen

📍 Garden with Summerhouse/Bar

📍 Driveway & Garage

📍 Freehold / EPC = D

£239,950

INTRODUCTION

This stylish and extremely well-presented dormer house offers excellent living space across two floors, featuring three reception areas, three bedrooms, and the benefit of both a ground floor bathroom and a first-floor shower room.

The ground floor layout is highly flexible, beginning with an entrance porch leading into a spacious hallway. Key living areas include a comfortable lounge and a separate sitting room. The sitting room provides access via French doors to a bright conservatory, adding valuable all-weather space. The kitchen is accessed off the sitting room and a convenient ground floor bathroom completes the level. The first floor provides two well-proportioned double bedrooms and a good-sized single bedroom, all served by a separate shower room.

Externally, the front offers practical space with a block set driveway providing ample parking. The private rear garden features a lawn and a patio area, alongside a garage. A truly standout feature is the large summerhouse with a built-in bar, creating a fantastic, dedicated space for social gatherings and relaxation.

LOCATION

Randsfield Avenue is situated off Skilling Lane, Brough and is ideally placed for local amenities and convenient access to the train station. 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

The layout and room sizes are detailed on the attached floorplan.

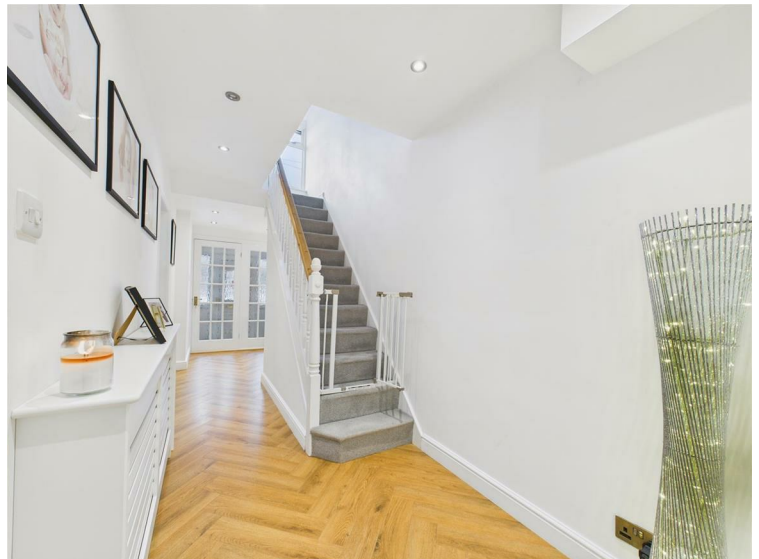
Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With herringbone style flooring and staircase leading up to the first floor.



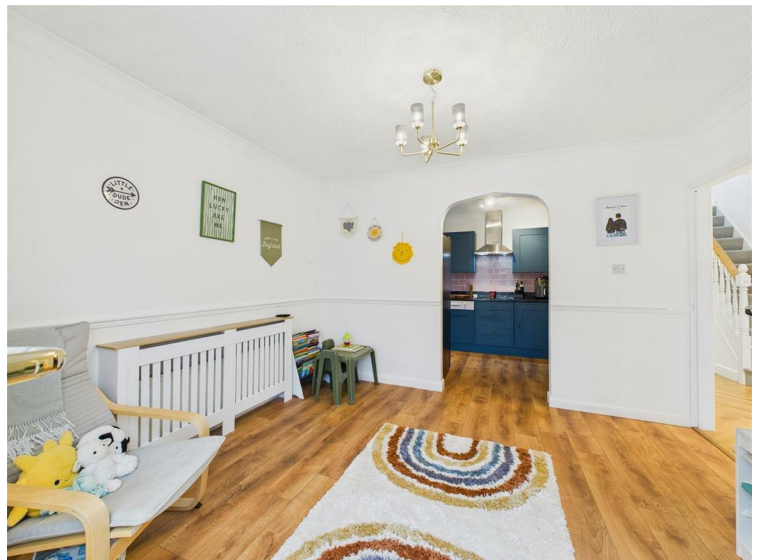
LOUNGE

With feature fire surround housing a living flame gas fire, fitted units and shelving to alcoves, Herringbone style flooring and window to the front elevation.



SITTING ROOM

With French doors to the conservatory and opening through to the kitchen.



KITCHEN

Having a range of modern fitted units with laminate worktops, sink and drainer with mixer tap, oven, four ring hob with filter hood above, integrated dishwasher, space for fridge/freezer and plumbing for a washing machine. Window and external access door to side.



CONSERVATORY

With doors leading out to the rear garden.



BATHROOM

With suite comprising a bath with shower attachment and screen, wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



FIRST FLOOR

LANDING

With window to the front elevation.

BEDROOM 1

Window to side.



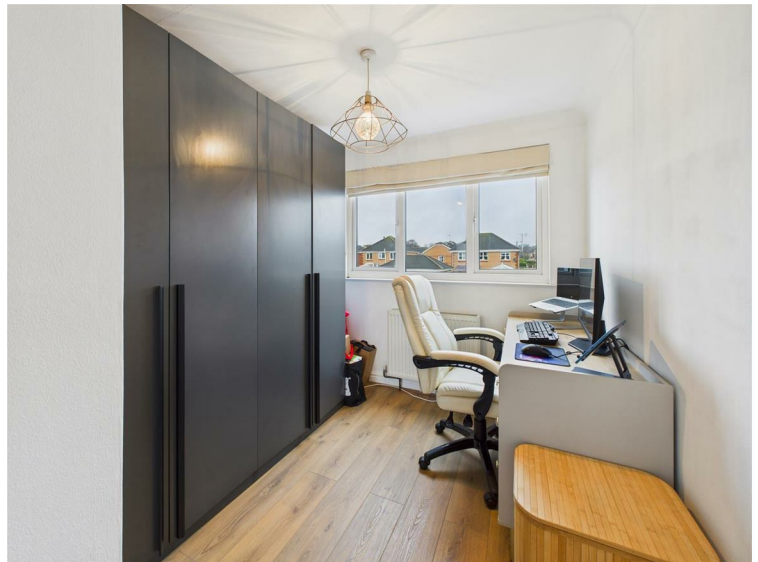
BEDROOM 2

Window to rear.



BEDROOM 3

Window to rear.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



OUTSIDE

The front offers practical space with a block set driveway providing ample parking. The private rear garden features a lawn and a patio area, alongside a garage. A truly standout feature is the large summerhouse with a built-in bar, creating a fantastic, dedicated space for social gatherings and relaxation.



SUMMERHOUSE





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. 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

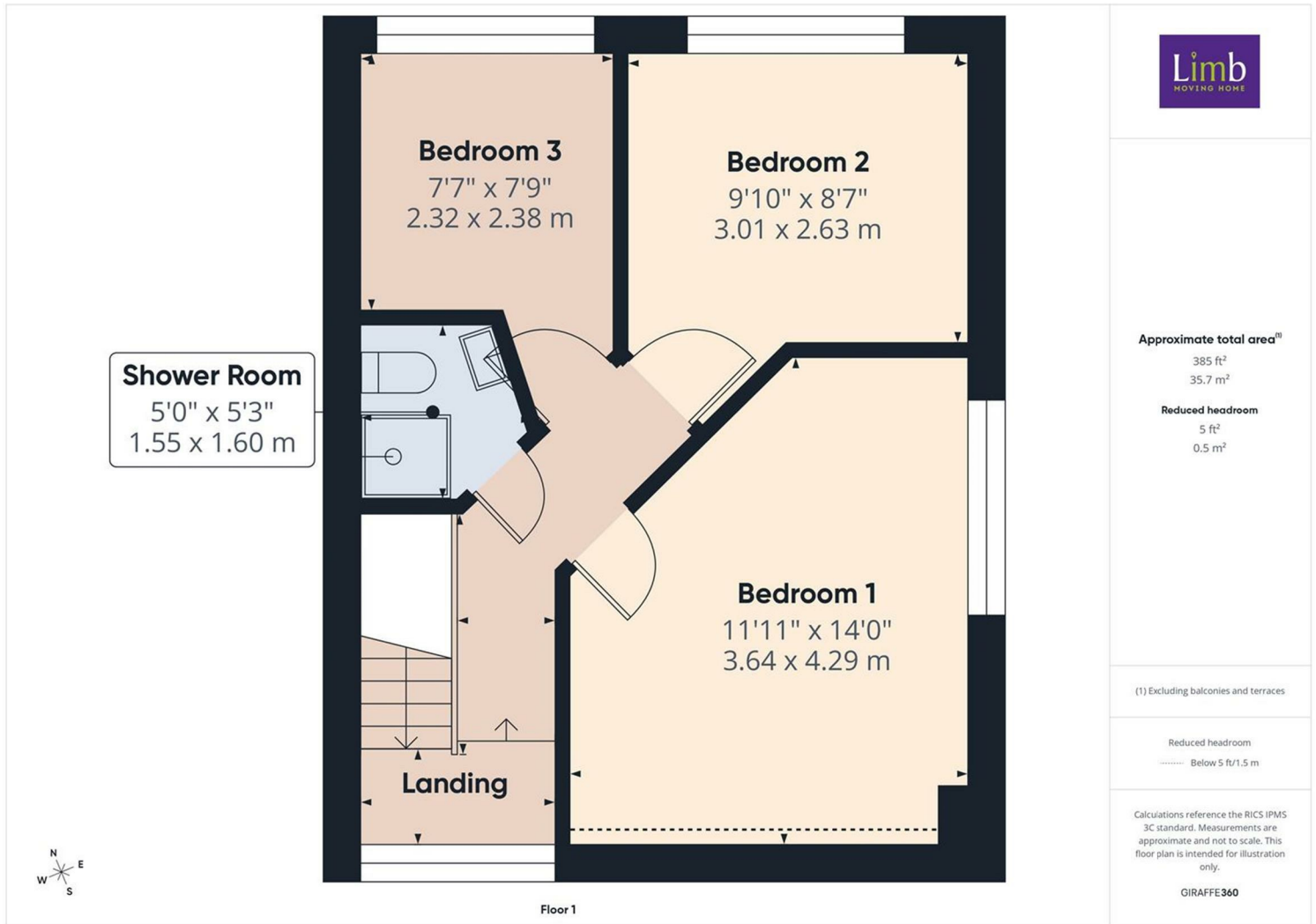
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	