Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









Jasmine House, 3 Cave Road, Brough, East Yorkshire, HU15 1HA

- Semi-Detached House
- 4 Beds / 2 Baths
- 2 Reception Rooms
- Council Tax Band = D
- Desirable Location
- South Facing Garden
- Carport & Garage
- Freehold / EPC = C

Offers Over £340,000

INTRODUCTION



Tucked away along a private road shared by just three homes, this spacious four bedroom semi-detached property offers considerably more accommodation than might first be expected. Arranged over three floors and complemented by a mature south-facing garden, driveway, carport and garage, it combines a particularly private setting with plenty of space both inside and out. There is also scope to extend the existing accommodation, subject to obtaining the necessary planning permissions and consents.

The ground floor comprises an entrance hallway, generous lounge, separate dining room and fitted kitchen with appliances, together with a rear lobby and cloakroom/W.C. Three bedrooms, all with fitted wardrobes, are arranged across the first floor alongside a family bathroom with both a bath and separate shower, while the second floor is dedicated to a spacious fourth bedroom with its own en-suite shower room.

Outside, established hedging provides a good degree of screening to the front, with a driveway leading to the carport and single garage. To the rear, the mature garden enjoys a desirable southerly aspect and incorporates a central lawn, established planting, patio seating area and useful garden shed.

With its discreet position, generous accommodation, potential to extend and sunny rear garden, this is a home that offers plenty of space and versatility in a setting that is easy to overlook from the main street.

LOCATION

The property is situated along a private road off Cave Road, Brough which is one of the region's most desirable addresses and comprises many of the area's finest homes. The property lies within walking distance to Brough Golf Club, and is situated on the western fringe of the village, well placed for Brough's excellent range of facilities which include Morrison's, Sainsbury's and Aldi supermarkets, general shops, doctors surgery and dentists, public houses, churches and recreational facilities. The village also has its own primary school and secondary schooling is located at South Hunsley in the neighbouring village of Melton. Public schooling is available locally with a combination of Hymers College in Hull, Hull Collegiate in Anlaby and Pocklington School within striking distance. The property is also ideally placed for the commuter as Brough has its own main line railway station providing intercity connections with a regular service to London Kings Cross which is approximately 2.5 hours distant. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west, making this ideal for travelling into the counties business centres. The historic market town on Beverley lies approximately 20 minutes driving time away.





ACCOMMODATION

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

Sliding patio doors to:

ENTRANCE PORCH

With residental entrance door to:

ENTRANCE HALLWAY

Spscious and welcoming with staircase leading up to the first floor and cupboard under.



LOUNGE

Enjoying a dual aspect with window to the front elevation and French doors leading out to the rear garden. There is a feature fire surround with living flame gas fire.







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KITCHEN

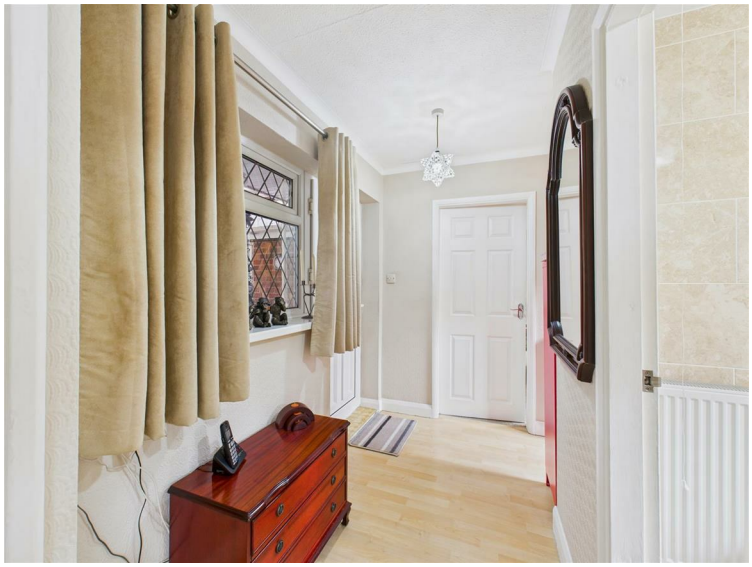
Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer plus a host of integrated appliances including a double oven, four ring hob with filter hood above, dishwasher, freezer and washing machine. There is also space for a fridge/freezer. Window to rear.





REAR LOBBY

With external access doors to both the front and rear elevations.





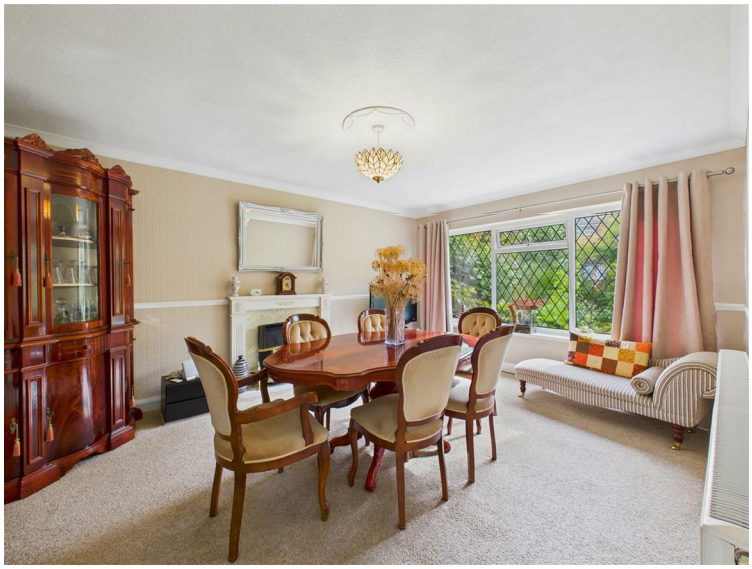
CLOAKS/W.C.

With fitted cabinet with low flush W.C. and wash hand basin. Window to rear.



DINING ROOM

With feature fireplace and window to rear.



FIRST FLOOR

LANDING

With staircase leading up to the second floor. Storage cupboard and window to side.

BEDROOM 1

With fitted wardrobes and window to rear.



BEDROOM 2

With fitted wardrobes and window to front.



BEDROOM 3

With built in wardrobe and window to front.



BATHROOM

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





SECOND FLOOR

BEDROOM 4

Window to front and Velux window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights.



OUTSIDE

The property is situated along a private road of just three properties. A mature garden area extends to the front with high hedging and a drivway leads up to the single garage with attached carport providing ample parking. The rear garden enjoys a southerly aspect and much seclusion. There is an abundance of mature shrubs and trees plus a patio area with central lawn.









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 D. 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.

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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.

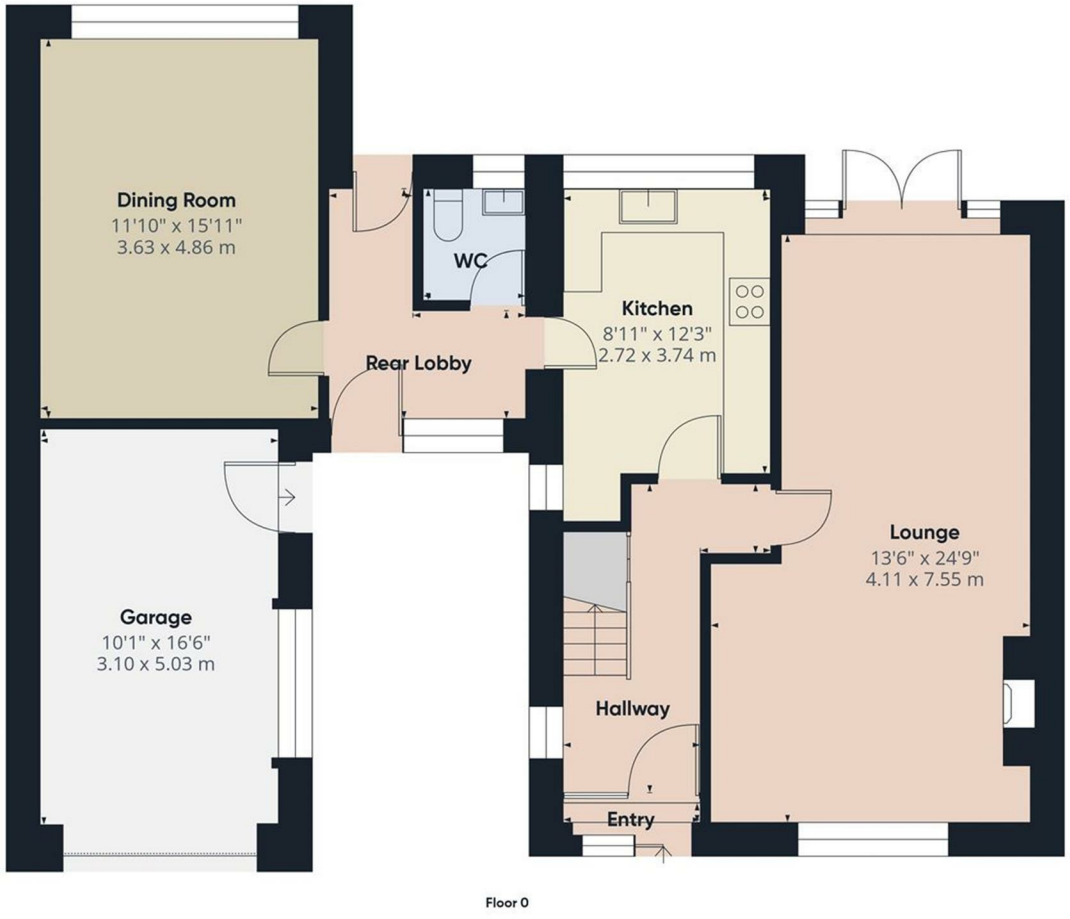
PROGRESSING AN OFFER

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.


Ellerker
Brantingham
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Crabley Creek
Welton
Brough
Petuaria Wy
Melton
Humber
Google
Map data ©2026 Google

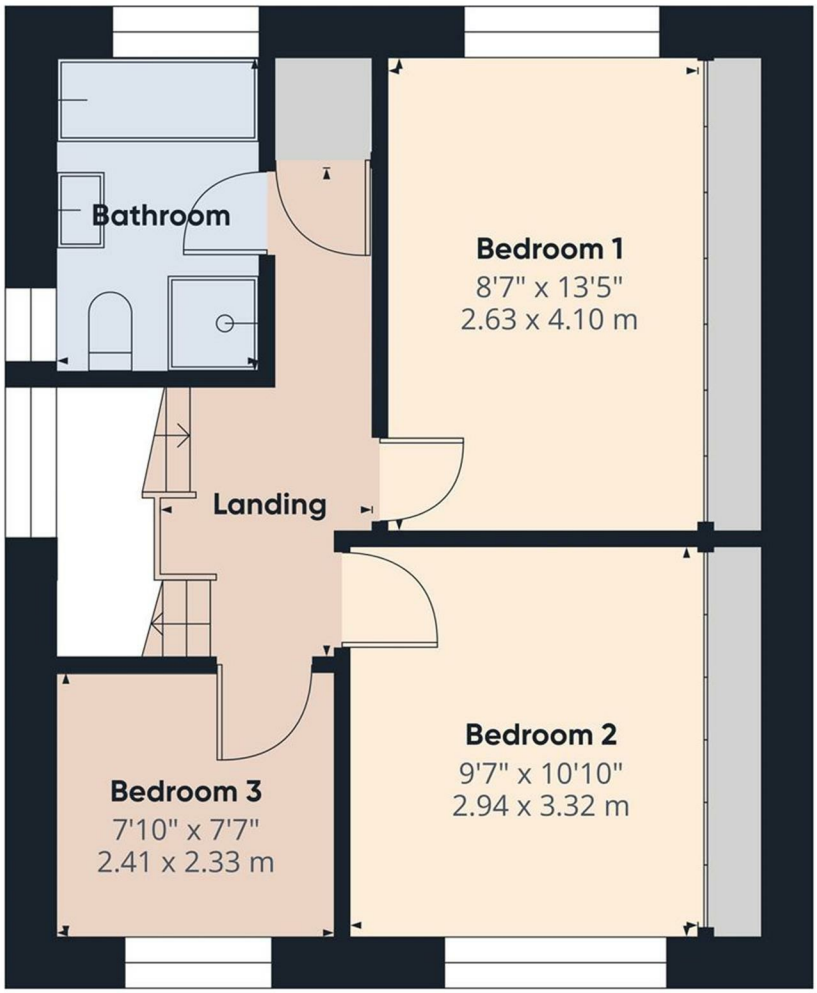


Approximate total area(1)
949 ft²
88.1 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area(1)

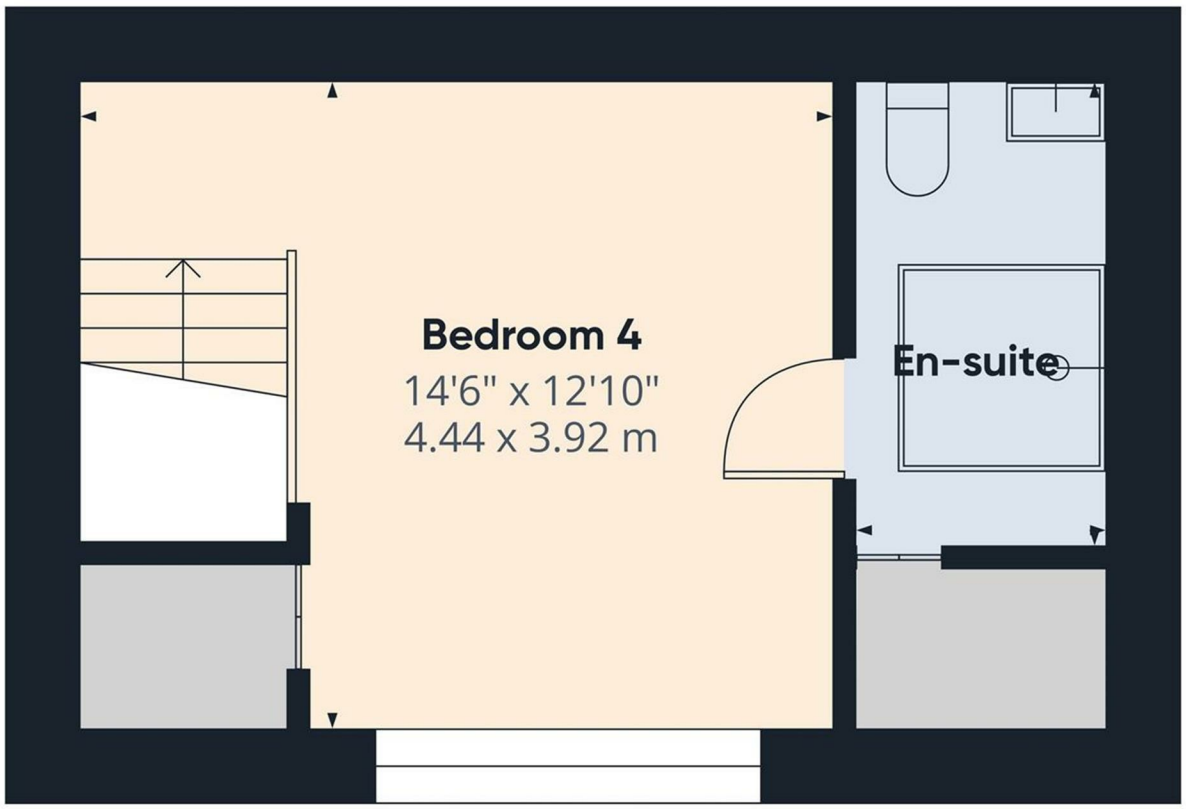
441 ft²

40.9 m²

(1) Excluding balconies and terraces

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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Floor 2

Approximate total area(1)
227 ft²
21.1 m²

Reduced headroom
1 ft²
0.1 m²

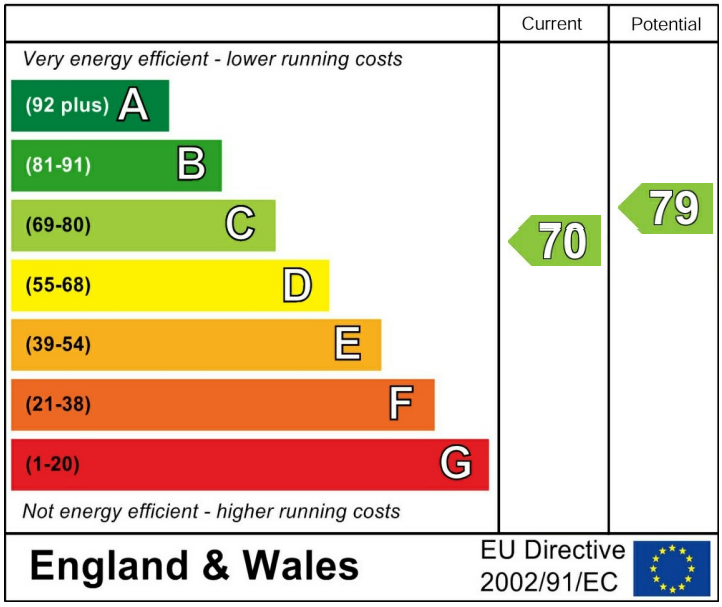
(1) Excluding balconies and terraces

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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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

