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Limb
MOVING HOME



60 Myrtle Way, Brough, East Yorkshrie, HU15 1SR

- 📍 Must Be Viewed
- 📍 Outstanding Detached House
- 📍 Comprehensively Fitted
- 📍 Council Tax Band = D
- 📍 3 Beds/2 Baths
- 📍 Attractive Gardens
- 📍 Driveway + Garage
- 📍 Freehold/EPC =

£280,000

INTRODUCTION

An outstanding detached house, immaculately presented, extensively fitted and ready to move straight into!

Viewing is a must to fully appreciate the appeal of this lovely home which is to be enjoyed both inside and out. The property occupies a corner style plot with a part walled south westerly facing landscaped garden, driveway and garage.

The accommodation is depicted on that attached floorplan and has been subject to tasteful decoration and extensive refitting of furniture, kitchen and bathroom. The ground floor briefly comprises a spacious hallway with cloaks/W.C. situated off, formal twin aspect lounge, separate dining room and a beautiful kitchen. Upon the first floor, 3 bedrooms include a luxurious main suite with its generous bedroom area, extensive fitted furniture and en-suite shower room. There is also a separate house bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

In all, a fine home in a very convenient location.



LOCATION

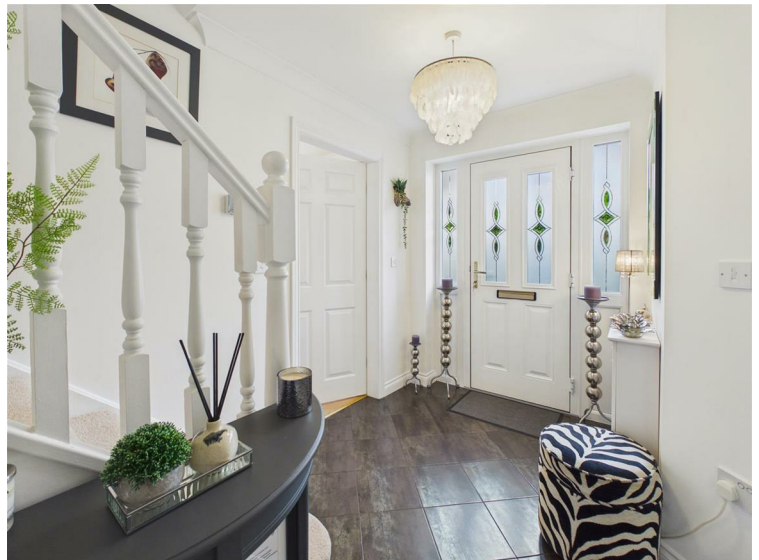
The property is situated along Myrtle Way at to its junction with Barberry Court. Brough is a growing community and provides a good range of local shops including supermarkets, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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:

HALLWAY

A generous hallway with tiled floor and stairs leading up to the first floor.



CLOAKS/W.C.

With fitted furniture having inset wash hand basin, concealed flush W.C., quartz tops, tiled floor and surround.

LOUNGE

A lovely twin aspect room with bay window to front elevation and double doors to the rear. The focal point is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire.



DINING ROOM

Bay window to front elevation.



KITCHEN

Having an extensive range of quality refitted kitchen units in an attractive contemporary style with one and a half sink and drainer and integrated double oven with four ring AEG hob above and concealed extractor over. There is an integrated larder fridge freezer, dishwasher and washing machine. Tiling to the floor, window and door to rear, useful understairs storage cupboard.



FIRST FLOOR

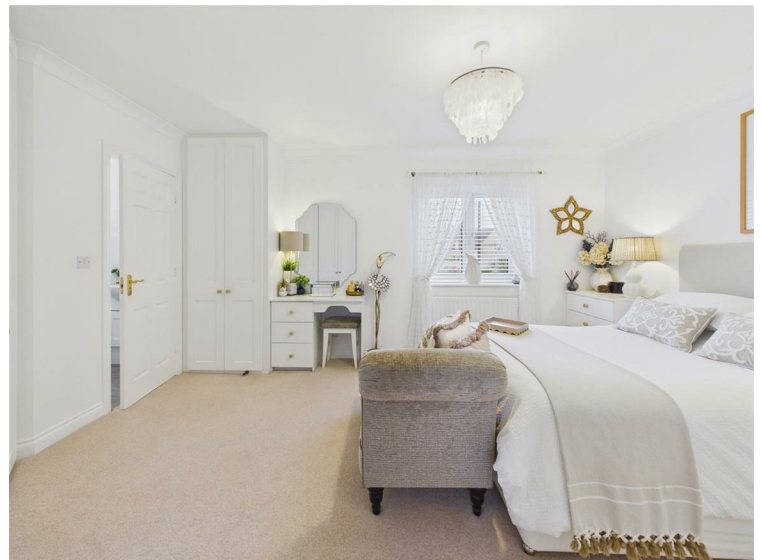
LANDING

An attractive landing with window to rear and access to roof void.



BEDROOM 1

A luxurious bedroom which has been extensively fitted with quality wardrobing, bedside drawers and dressing table. Window to front elevation and access to the en-suite.





EN-SUITE SHOWER ROOM

With fitted furniture having an inset wash hand basin and concealed flush W.C., shower cubicle, heated towel rail, tiled surround and fitted toiletries cabinet.



BEDROOM 2

Another double bedroom extensively fitted with wardrobes, dressing table and drawers. Window to front elevation. Over stairs airing cupboard.



BEDROOM 3

Window to rear elevation.



BATHROOM

A stylish suite comprising bath with shower attachment and screen, fitted furniture with inset wash hand basin and concealed flush W.C., quartz surfaces, attractive tiled surround, window to rear.



OUTSIDE





REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC 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.

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

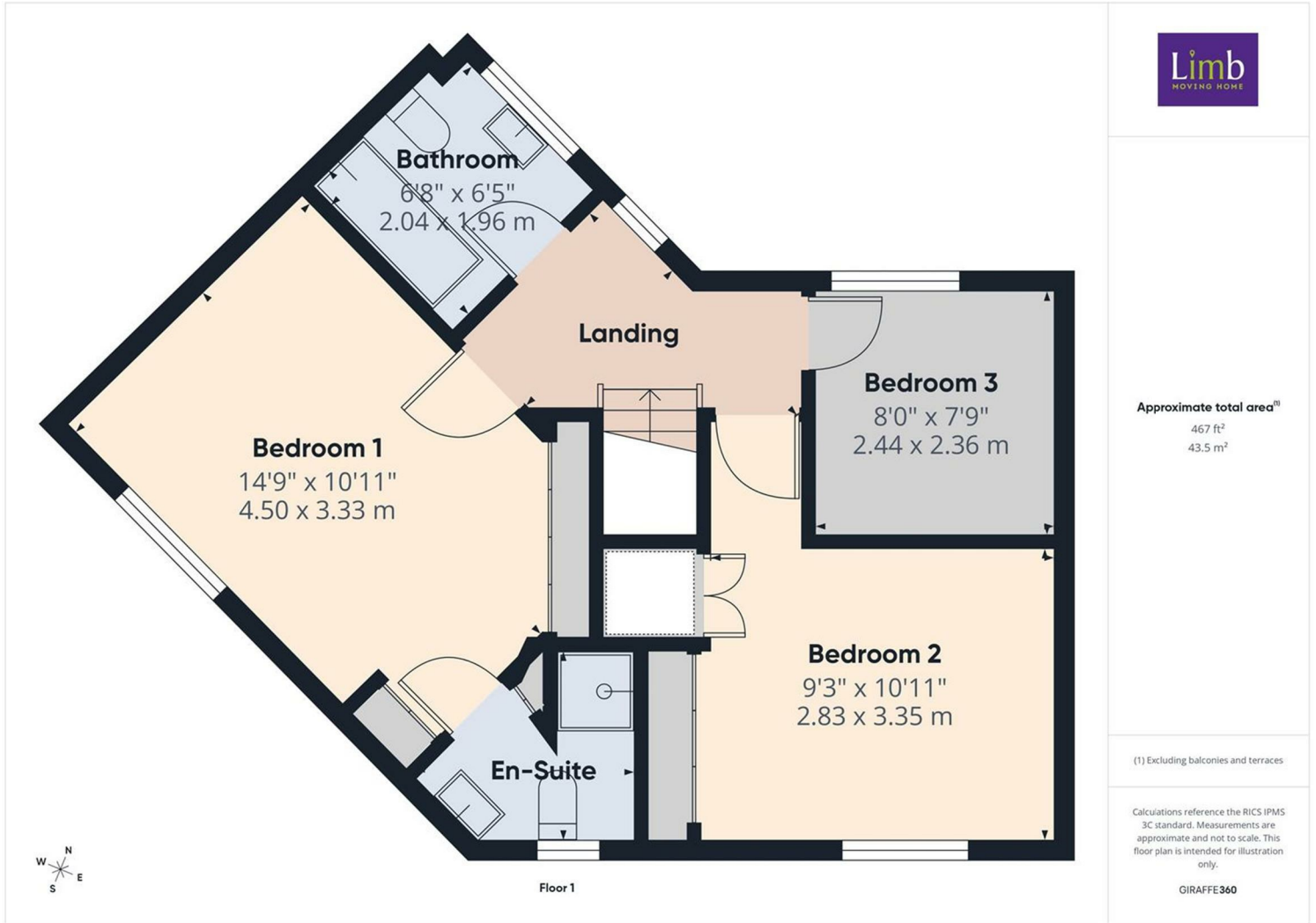
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	