

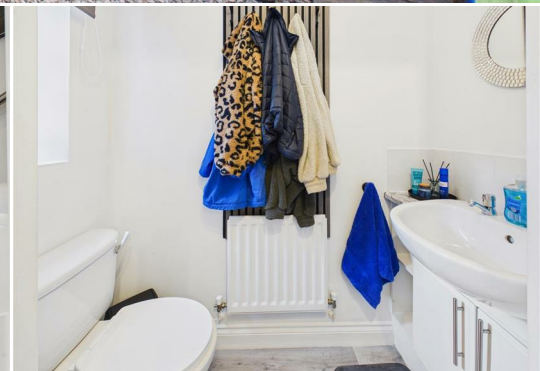
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*25 Lilac Road, Brough, East Yorkshire, HU15 1SS*

- 📍 End Terrace Townhouse
- 📍 Top Floor Bedroom Suite
- 📍 Versatile Bedroom Space
- 📍 Council Tax Band = C
- 📍 3 Storey Living
- 📍 Parking & Garage
- 📍 Low Maintenance Garden
- 📍 Freehold / EPC = C

**£220,000**



## INTRODUCTION

Arranged over three floors and offering a versatile layout ideally suited to modern family life, this well-presented end-terrace townhouse provides spacious accommodation, practical outdoor space and the added benefit of a garage and parking.

The ground floor is thoughtfully designed for everyday living, comprising an entrance hallway, cloakroom/W.C., modern fitted kitchen and a generously proportioned lounge positioned to the rear of the property. French doors open directly onto the garden, creating an excellent connection between the indoor and outdoor living spaces.

The flexibility of the accommodation continues on the first floor, where there are two bedrooms and a family bathroom. One of the bedrooms is arranged as two interconnecting areas, offering a variety of potential uses including a nursery, dressing area, study or hobby space, making it particularly well suited to growing families and those working from home.

The second floor is dedicated to the top floor bedroom suite, featuring a walk-in wardrobe and a bathroom.

Externally, the property enjoys a small garden area to the front together with a single garage and parking. The rear garden has been designed with ease of maintenance in mind and features a decked seating area and artificial lawn, creating an attractive outdoor environment that can be enjoyed throughout the year. A particular highlight for families is the dedicated children's play area, complete with treehouse, slide and swings, providing an excellent space for outdoor play and recreation.

Combining flexible accommodation, family-friendly features and a practical three-storey layout, this is a home that offers both comfort and versatility in equal measure.

## LOCATION

Lilac Road is situated off Myrtle Way, Brough. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

With large storage cupboard with space for a tumble dryer. Stairs lead up to the first floor landing.



### CLOAKS/W.C.

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



## KITCHEN

With modern base and wall units, contrasting worktops incorporating a sink and drainer with shower style mixer tap, double oven, microwave, four ring gas hob with filter above and a fridge/freezer. There is plumbing for a washing machine and dishwasher. Window to the front elevation.



## LOUNGE

With large understairs storage cupboard. French doors lead out to the rear garden.



## FIRST FLOOR

## LANDING

With stairs leading up to the second floor.



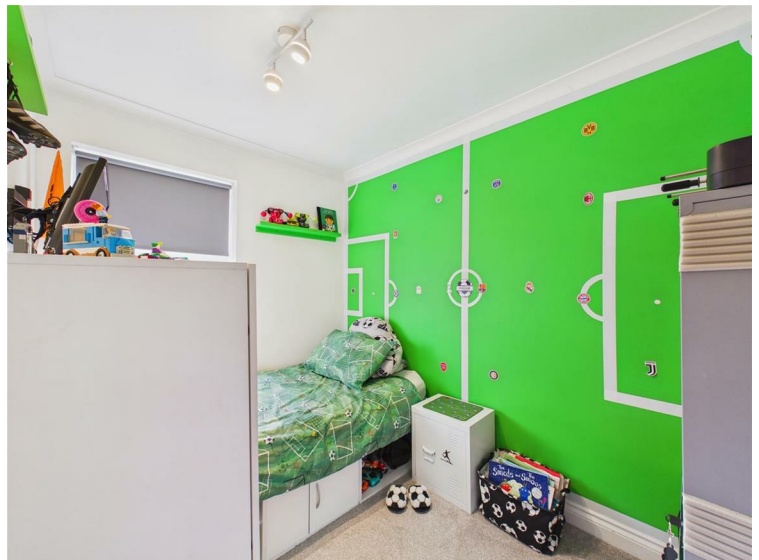
## BEDROOM 2

Window to the rear elevation.



## BEDROOM 3

A versatile double bedroom currently divided into two distinct areas by a stud partition wall with concertina door, creating flexible space that could suit a nursery, dressing area, study or playroom. The partition could easily be removed to reinstate the room to its original layout if desired. Windows to the front elevation.



## BATHROOM

With suite comprising a bath with rainhead and hand held shower system and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to side.



## SECOND FLOOR



## BEDROOM SUITE

With walk in wardrobe featuring hanging rails and shelving. Windows to the front and side elevations.



## BATHROOM

With suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Feature flooring, tiling to walls and Velux window to the rear elevation.



## OUTSIDE

The property enjoys a small garden area to the front together with a single garage and parking. The rear garden has been designed with ease of maintenance in mind and features a decked seating area and artificial lawn, creating an attractive outdoor environment that can be enjoyed throughout the year. A particular highlight for families is the dedicated children's play area, complete with treehouse, slide and swings, providing an excellent space for outdoor play and recreation.



## REAR VIEW



## HEATING

The property has the benefit of gas 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 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 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?

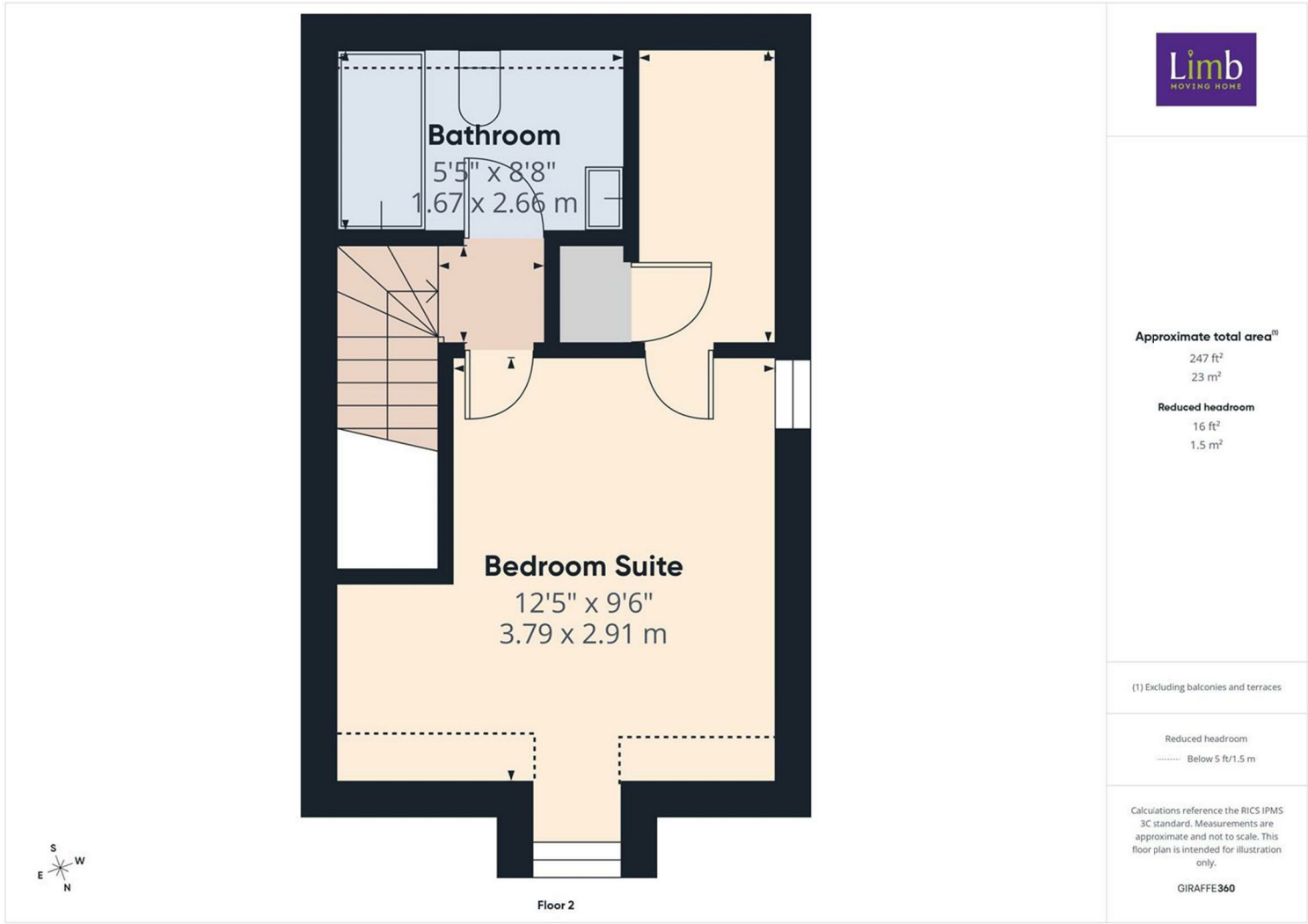
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.











## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            | <b>88</b>                                                                         |
| (69-80) <b>C</b>                            | <b>72</b>                  |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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

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