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**Limb**  
MOVING HOME



*19 Reynolds Close, Melton, East Yorkshire, HU14 3HR*

- 📍 Semi Det. Bungalow
- 📍 2 Reception Rooms
- 📍 2 Bedrooms
- 📍 Council Tax Band = C

- 📍 First Floor Loft Space
- 📍 Driveway and Garage
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = E

**£235,000**

## INTRODUCTION

This very spacious and extended semi detached bungalow is tucked away towards the end of a cul-de-sac, conveniently situated for surrounding amenities and access to the A63 leading into Hull City Centre to the east or the national motorway network to the west. The bungalow has been enhanced over the years and has a versatile layout which is depicted on the attached floorplan. The accommodation boasts gas fired central heating to radiators and uPVC double glazing, briefly comprising an entrance hallway, large living room, kitchen and a particular feature is the rear garden room. There are two bedrooms and a bath/shower room. A fixed staircase leads up to the converted loft space. Outside there is a gravelled garden and a driveway which provides good parking and access to the detached single garage. The rear of the property has also been set out for ease of maintenance.

## LOCATION

Reynolds Close is a popular residential street scene situated off Melton Road, Melton. The property lies close to South Hunsley secondary school and also provides convenient access to the A63/M62 motorway network. The surrounding villages of Brough, Elloughton and North Ferriby provide an excellent range of shops, recreational facilities and amenities including a mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With tiled flooring, storage cupboard, stairs leading up to the loft area.



## LIVING ROOM

21'1" x 11'8" approx (6.43m x 3.56m approx)

With window to front elevation. The focal point of the room is a feature marble fireplace housing a "living flame" gas fire. Double doors provide access through to the garden room.



## KITCHEN

10'4" x 9'10" approx (3.15m x 3.00m approx)

Having a selection of fitted units with work surfaces, tiled surround and an integrated double oven, four ring hob with filter hood above. There is a one and a half sink and drainer, plumbing for automatic washing machine, tiling to floor. The kitchen provides access through to the garden room.



## GARDEN ROOM

19'6" x 10'2" approx (5.94m x 3.10m approx)

With tiling to the floor, radiator, views and door to the outside.



## BEDROOM 1

11'11" x 10'9" approx (3.63m x 3.28m approx)  
With window to front elevation.



## BEDROOM 2

9'11" x 9'2" approx (3.02m x 2.79m approx)  
Window to rear elevation.



## BATHROOM

White suite comprising a low level W.C., pedestal wash hand basin, panelled bath and a separate shower cubicle. Part tiling to walls and tiling to the floor. Heated towel rail.



## FIRST FLOOR

## LOFT SPACE

30'9" x 7'8" approx (9.37m x 2.34m approx)

Extending to the width of the house, the loft space provides an ideal area for a variety of uses. There are two Velux windows and access point to the eaves.



## OUTSIDE

A gravelled and concrete driveway provide parking and access onwards to the detached single garage which has an up and over entrance door and a further personnel door to the side. The front garden is gravelled for extra parking complimented by a lawned area. The rear garden has been set out for ease of maintenance and predominantly gravelled with fencing to the perimeter.



## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.



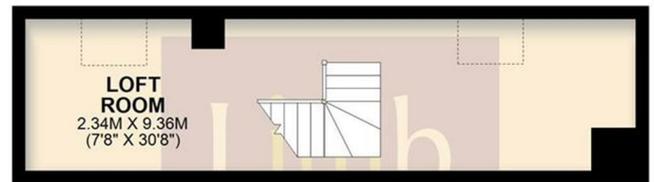
### GROUND FLOOR

APPROX. 90.6 SQ. METRES (975.0 SQ. FEET)



### FIRST FLOOR

APPROX. 21.9 SQ. METRES (236.1 SQ. FEET)



TOTAL AREA: APPROX. 112.5 SQ. METRES (1211.1 SQ. FEET)  
19 REYNOLDS CLOSE, BROUGH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	