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**Limb**  
MOVING HOME



*16 Tudor Close, Brough, East Yorkshire, HU15 1TY*

- 📍 Well Presented Townhouse
- 📍 Three Beds / Three Baths
- 📍 Modern Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Spacious Lounge
- 📍 Lovely Rear Garden
- 📍 Driveway for Two Cars
- 📍 Freehold / EPC = C

**£225,000**

## INTRODUCTION

This well-presented semi-detached townhouse provides extensive and flexible accommodation across three levels. The ground floor features a practical arrangement of a double bedroom, shower room, and snug plus a utility room, while the upper floors house a spacious lounge, dining kitchen, and two king size bedrooms—each with its own ensuite. The exterior is equally well-considered, offering parking for two cars to the front and an integral store and porch storage cupboard. To the rear, the lovely westerly facing garden is designed for ease of maintenance, featuring a central decked area flanked by established planting—an ideal retreat for enjoying the afternoon and evening sun.



## LOCATION

Tudor Close is situated off Hanover Drive which runs 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.

With porch storage cupboard to one side and residential entrance door to:

### ENTRANCE HALLWAY

With convenient hanging space for coats and useful storage cupboard.

### SHOWER ROOM

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



### SNUG

Formerly the rear part of the garage which has been converted for living accommodation.





## DINING KITCHEN

An 'L' shaped room having a range of modern units with contrasting worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, five ring gas hob with extractor above and a dishwasher. Ample space for a dining table and chairs. Windows to the rear elevation.



## LOUNGE

With fitted shelving to corner. Window and French doors with a wrought iron retaining balcony. Laminate flooring.



## SECOND FLOOR

## LANDING

## BEDROOM 1

A king size room with built in wardrobes and windows to the front elevation. A n easy access loft hatch gives access to the bordered loft space via wooden steps. The loft space has light installed.



## EN-SUITE BATHROOM

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



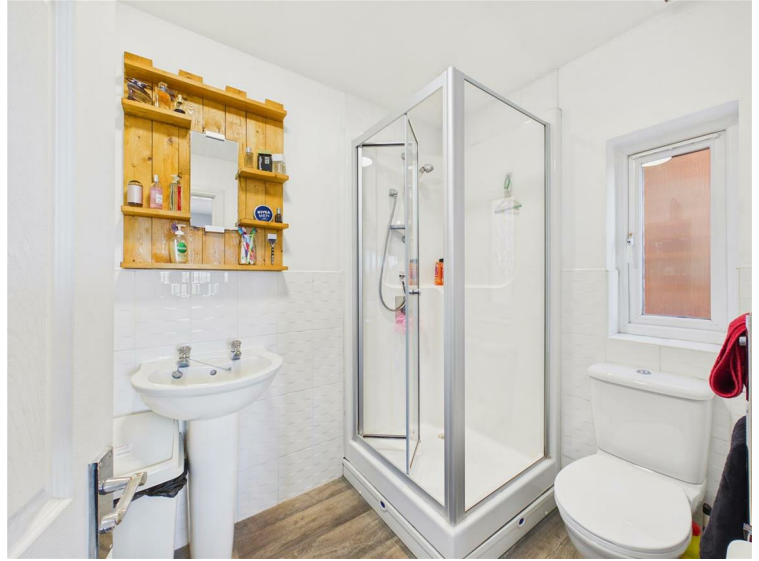
## BEDROOM 2

A king size room with fitted wardrobes and useful storage cupboard. Windows to the rear elevation.



## EN-SUITE SHOWER ROOM

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



## OUTSIDE

To the front of the property there is parking for two cars to the front, an integral store and porch storage cupboard. There is also a bin corral. To the rear, the lovely westerly facing garden is designed for ease of maintenance, featuring a central decked area flanked by established planting—an ideal retreat for enjoying the afternoon and evening sun.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating via a combi boiler.

## 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.







