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**Limb**  
MOVING HOME



*7 Alder Close, Brough, East Yorkshire, HU15 1ST*

- 📍 Five Bedrooms
- 📍 Detached House
- 📍 Superior Position
- 📍 Council Tax Band = F
- 📍 Immaculately Presented
- 📍 Open-Plan Living
- 📍 Detached Double Garage
- 📍 Freehold/EPC = C

**£480,000**

## INTRODUCTION

This stylish and immaculately presented five bedroom detached house on Alder Close has been recently extended and provides excellent accommodation for growing families or those looking for extra space. Situated on an a superior plot on the development, the house shares a walled entrance and driveway with the adjacent property and also benefits from a detached double garage.

The accommodation briefly comprises an entrance hall, lounge, thoughtfully designed contemporary open plan living/kitchen/dining area, with three bedrooms, ensuite and bathroom to the first floor and two bedrooms and bathroom upon the second floor. The garden provides ease of maintenance with its attractive paved patio and artificial lawn, whilst the front of the property provides off-street parking for up to five vehicles.

Suited to contemporary family living, this property provides a superior home and space in an incredibly convenient location. Viewing is highly recommended!



## LOCATION

The location of the property is a real attraction, being situated in a walled plot on the cul-de-sac of Alder Close, just off Myrtle Way. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters 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:

### ENTRANCE HALL

Tiled entrance with understairs cupboard access, doors to the lounge, kitchen and W.C. Stairs to the first floor.

### OPEN PLAN KITCHEN/LIVING AREA

A striking area in the property, the rear of the property has been extended in recent years to present an L-shaped open-plan kitchen, living and dining area of approximately 550sq.ft. The kitchen and dining areas benefit from underfloor heating.



## KITCHEN

Beautifully designed kitchen space with a centre island and pendant lighting above, fitted shaker-style units and a range of integrated appliances including double oven and microwave, fridge-freezer, dishwasher and washer-dryer. The space boasts quartz work surfaces, five-ring induction hob with extractor hood above and quartz splashback and upstands. There is a sink & drainer on one worksurface, and additional fitted unit space acting as a 'utility' and additional storage space. A bay window with seating extends out to the front of the property, with the kitchen leading through to the living area.



## LIVING AREA

With skylights above, windows and French doors to the rear patio and an opening through to the dining area.



## DINING AREA

With feature arched window to rear and double doors to the lounge.



## LOUNGE

Bay window to front elevation, gas fireplace with granite hearth and double doors to the dining area.



## W.C.

Low level W.C., wash-hand basin with tiled surround atop vanity unit to corner.



## FIRST FLOOR

### LANDING

Stairs to second floor and storage cupboard.

## BEDROOM 1

Featuring a range of high-gloss fitted wardrobes and cupboards, window to the front elevation and en-suite access.



## EN-SUITE SHOWER ROOM

Fully tiled en-suite with walk-in shower enclosure with rain-head, low level WC, twin wash-hand basins atop fitted double vanity cabinet. Window to the rear elevation.



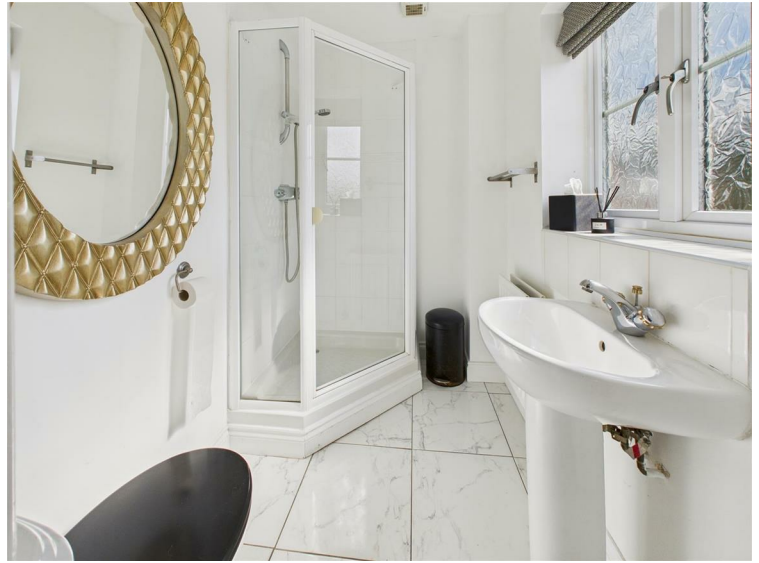
## BEDROOM 2

With window to the front elevation.



## EN-SUITE

Comprising wash hand basin, low level WC and shower enclosure with tiled surround to corner. Window to front elevation



## BEDROOM 5

Window to rear elevation and storage cupboard to corner.



## BATHROOM

Tiled bathroom comprising bath with shower head, low level WC, wash hand basin atop vanity unit and window to the rear elevation.



## SECOND FLOOR

### LANDING

### BEDROOM 3

With fitted wardrobes and drawers, windows to side and front elevations and velux window to the rear.



## BEDROOM 4

With storage cupboard to corner, windows to the front and side elevations and velux window to rear.



## BATHROOM

Tiled bathroom comprising bath with shower screen and fitting, low level WC, wash hand basin atop fitted vanity unit and window to the rear elevation.



## OUTSIDE

The property sits behind a walled entrance and driveway that is shared with the neighbouring property. There is an area to the front for parking, along with a parking area in front of the detached double garage which is situated to the rear and accessed by the driveway to the side of the property. All together there is parking for up to 5 cars.

There is an attractive paved patio to the immediate rear of the property, with an area of artificial lawn adjacent.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

### *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.

### *VIEWING*

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

### *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.





