

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



17 Lady Anne Way, Brough, East Yorkshire, HU15 1FR

- 📍 End Terrace
- 📍 Spacious
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = D
- 📍 Dining Kitchen
- 📍 Rear Garden
- 📍 Garage & Parking
- 📍 Freehold / EPC = C

£199,950

INTRODUCTION

Situated within this popular residential development is this well presented townhouse with off street parking, garage and garden. The accommodation is arranged over three floors and briefly comprises an entrance hallway, cloaks/W.C. and dining kitchen with appliances. Upon the first floor is a spacious lounge and bedroom three. The second floor comprises the main bedroom with en-suite shower room plus bedroom two and the family bathroom.

A garden area extends to the front and there is a driveway leading up to the single integral garage. The rear garden enjoys a lawn with gravelled patio area.

LOCATION

Lady Anne Way is situated off Constable Way within a popular residential area on the eastern fringe of the village. 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 HALWAY

With staircase leading up to the first floor.



CLOAKS/W.C.

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

DINING KITCHEN

14'7" x 9'4" approx (4.45m x 2.84m approx)

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, oven and four ring gas hob. There is space for a fridge/freezer and plumbing for a washing machine. Ample space for a dining table and chairs. Window and external access door to rear.



DINING AREA



FIRST FLOOR

LANDING

With staircase leading up to the second floor and window to front.

LOUNGE

14'7" x 11'9" approx (4.45m x 3.58m approx)

With door to 'Juliet' style retaining balcony to rear.



BEDROOM 3

12'2" x 7'11" approx (3.71m x 2.41m approx)

Window to front.



SECOND FLOOR

LANDING

BEDROOM 1

15'2" x 8'10" approx (4.62m x 2.69m approx)
With window to rear.



EN-SUITE SHOWER ROOM

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



BEDROOM 2

11'2" x 10'2" approx (3.40m x 3.10m approx)
With storage cupboard and window to front.



BATHROOM

With modern suite comprising a bath, wash hand basin and low flush W.C.



OUTSIDE

A lawned garden area extends to the front and the driveway provides off street parking leading up to the integral single garage. A path to the side leads to the rear garden which is lawned with a gravelled patio area and 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 D. 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

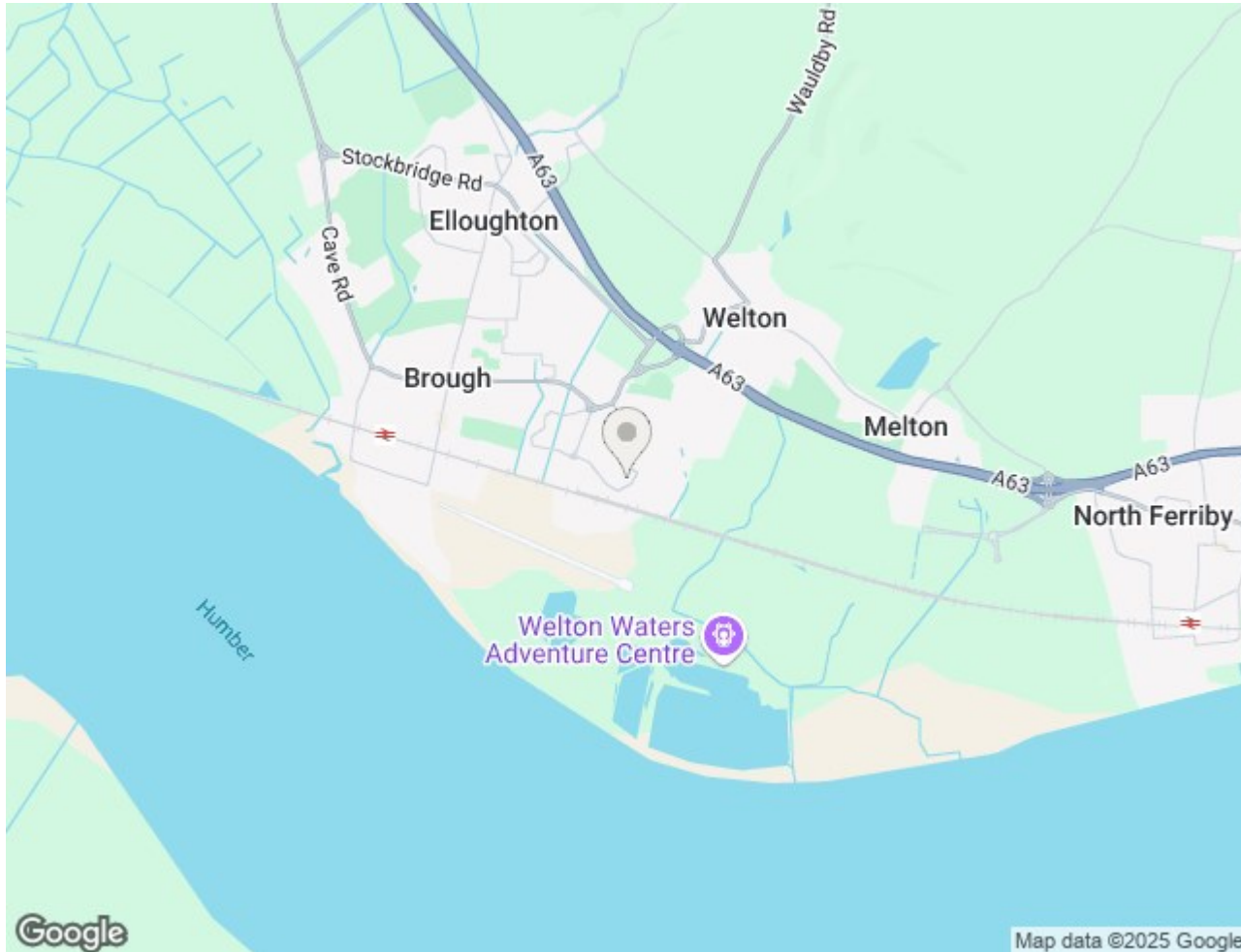
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

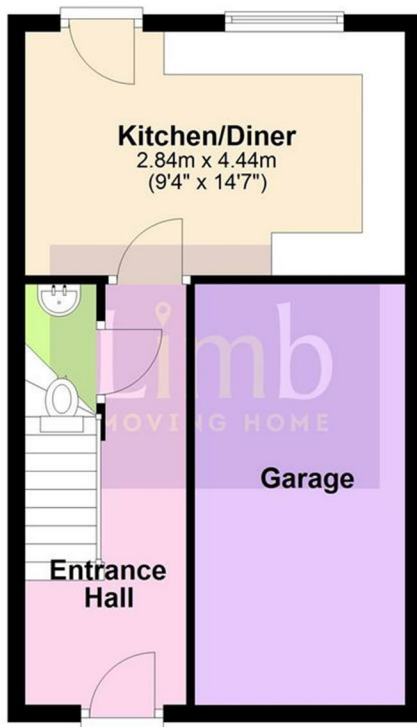
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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



First Floor




Second Floor



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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