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**Limb**  
MOVING HOME



*509 Hotham Road South, Hull, HU5 5UE*

- 📍 Mid Terraced Home
- 📍 2 Bedrooms + Study
- 📍 Stylish Bathroom
- 📍 Council Tax Band = B

- 📍 Fabulous Open Plan Kitchen
- 📍 Lovely Rear Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = C

**£165,000**

## INTRODUCTION

This well presented and extended terrace is the perfect opportunity for first-time buyers seeking a home to move straight into. The ground floor features a cosy lounge centered around a log-burning stove, leading through to a fantastic open-plan living kitchen—a bright, social space designed for modern living. The accommodation also includes a ground-floor cloakroom/W.C. Upstairs, you will find two well-proportioned bedrooms, a stylish family bathroom, and a clever study space enhanced by a natural light tunnel. Externally, the property offers off-street parking on a gravelled front driveway, while the lawned rear garden features a decked terrace and pergola, creating an ideal setting for outdoor entertaining.

## LOCATION

The property is situated between Wold Road and Priory Road on Hotham Road South, a popular residential area in the west of Hull. The immediate area offers a range of local shops, amenities and schooling with a wider range of facilities found in the neighbouring areas of Willerby and Anlaby. Springhead Park Golf Club is easily accessible and the property is conveniently placed for access into Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Stairs to first floor.

## LOUNGE

With half bay window to the front, log burner with slate hearth, surround and oak mantle to centre and understairs storage cupboard to corner.



## KITCHEN/DINER

The attractive kitchen/diner makes up part of a stylish extension at the rear of the property with light allowed into the room through both doors and skylights to the rear.

The kitchen comprises contemporary fitted units and worksurfaces throughout and benefits from integrated appliances including double oven and dishwasher. There is a five-ring gas hob with filter unit above, sink & drainer and a tiled splashback which runs throughout. A breakfast peninsula extends to define the kitchen and dining areas, with the dining area providing ample room for a dining table and French doors opening out to the rear patio.



## W.C.

Comprising low-flush W.C., wash-hand basin and plumbing for a washing machine.



## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1

Three windows to the front elevation.



## BEDROOM 2

Window to the rear elevation.



## STUDY

With natural light tunnel.



## BATHROOM

Comprising bath with shower screen & fitting and tiled surround, low-flush W.C. and wash-hand basin atop fitted vanity unit.



## OUTSIDE

French doors open onto decking at the immediate rear of the property, with a wall-mounted retractable pergola to provide cover from summer sun or rain. This is followed by a lawn with a path to the side, tenfoot access and a garage shed at the far end of the garden. To the front of the property, there is a gravelled drive which provides adequate off-street parking for up to three vehicles.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of 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 B. 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*

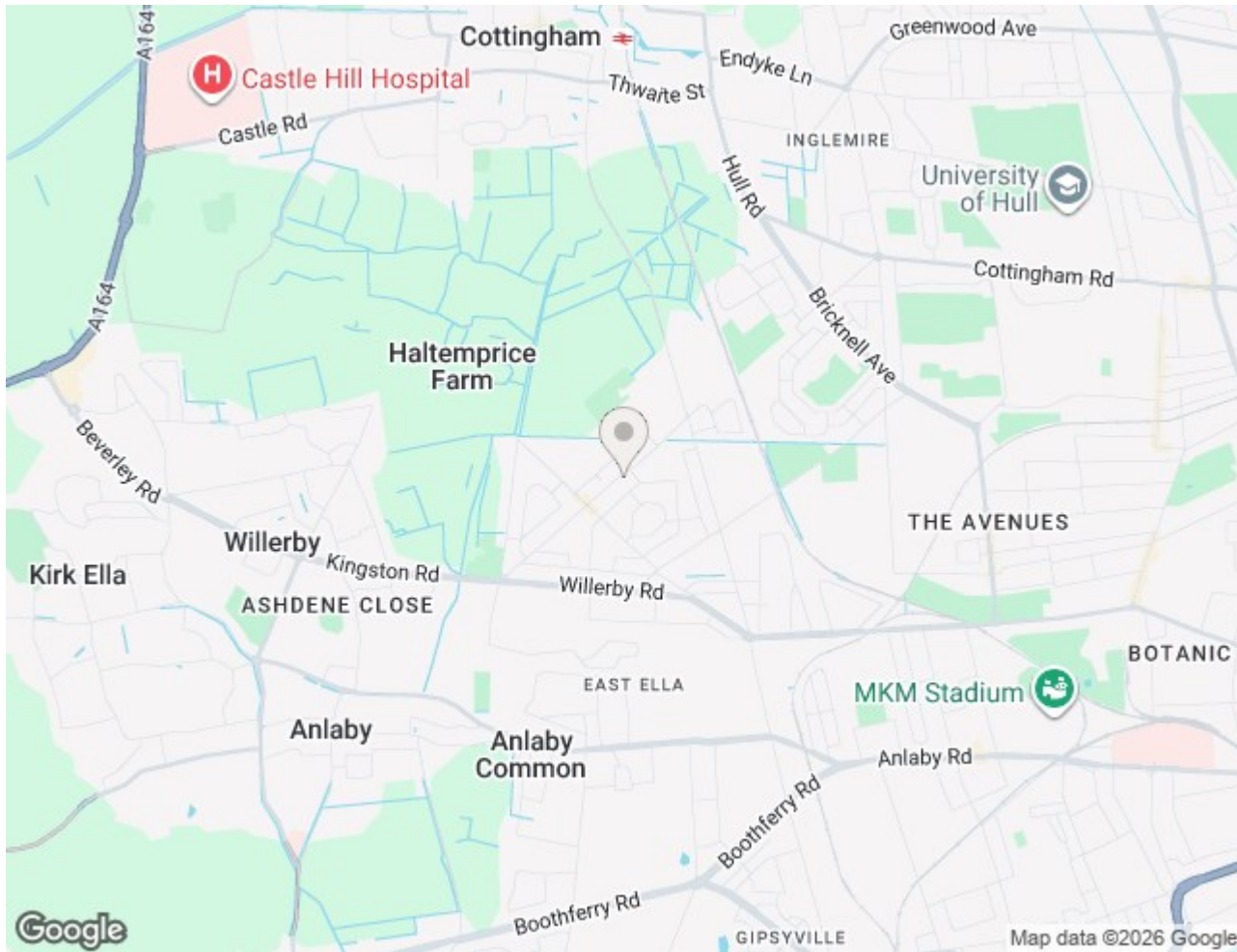
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

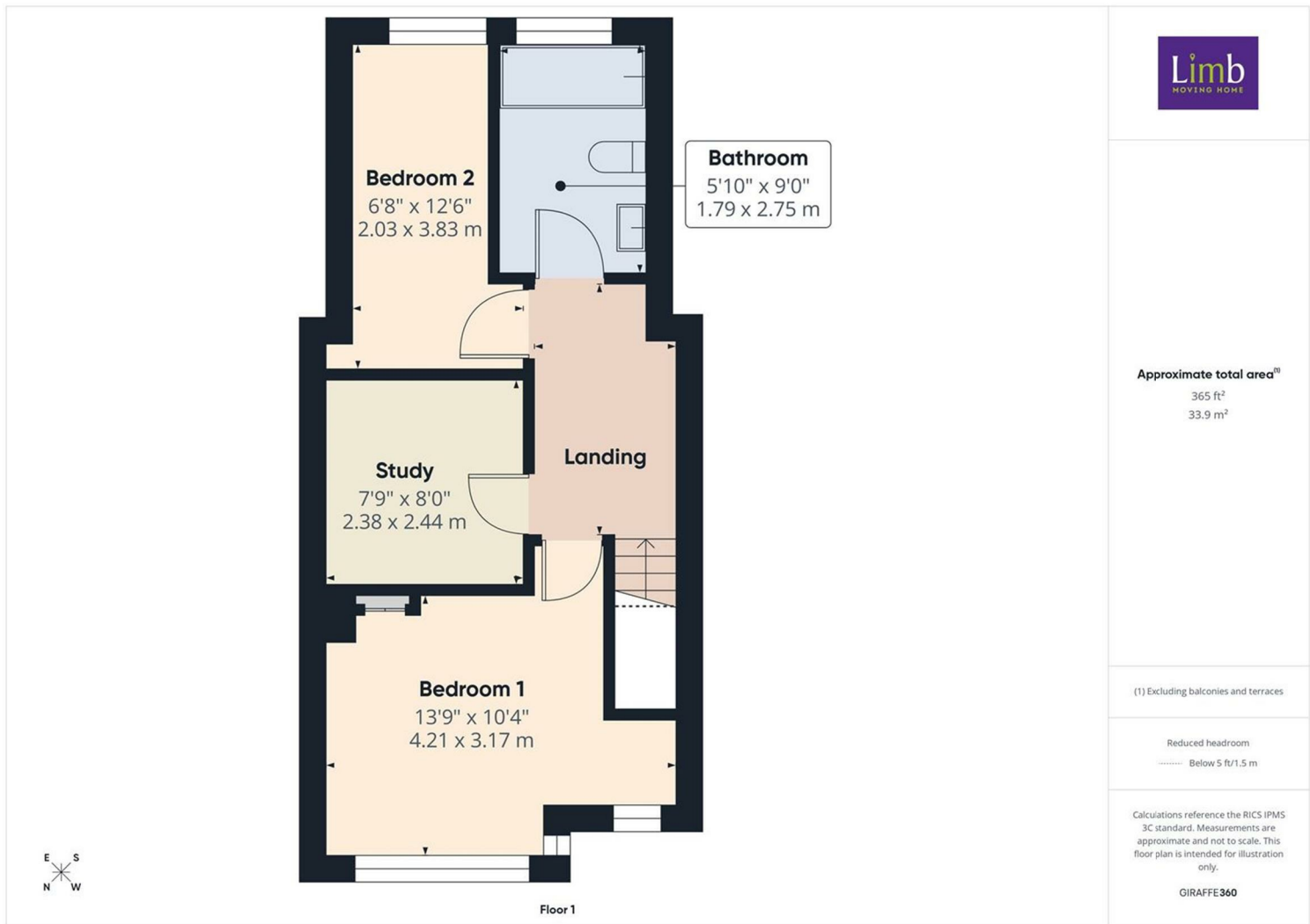
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also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







## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            | <b>87</b>                                                                         |
| (69-80) <b>C</b>                            | <b>74</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 |  |