

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*33 Grange Park, Brough, East Yorkshire, HU15 1AA*

- 📍 Semi-Detached House
- 📍 Large South Facing Garden
- 📍 Excellent Parking
- 📍 Council Tax Band = B
- 📍 2 Reception Rooms
- 📍 Modern Bathroom
- 📍 Viewing Recommended!
- 📍 Freehold / EPC = C

**£230,000**

## INTRODUCTION

Occupying a generous plot with a southerly aspect, this well-presented three-bedroom semi-detached house offers comfortable and practical living space throughout. The ground floor accommodation features a welcoming entrance hallway leading to a kitchen and a separate lounge. A formal dining room provides additional reception space, while a rear lobby gives access to a convenient ground floor W.C. and a dedicated utility room.

To the first floor, there are three bedrooms and a modern family bathroom. The property's exterior is a particular feature, boasting a lawned front garden and a substantial driveway providing off-street parking for several vehicles. To the rear, the large, mainly lawned garden enjoys a sunny south-facing position and includes patio areas to both the immediate rear and corner of the property and fencing to the boundary.



## LOCATION

Grange Park is situated off Welton Road, 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

Residential entrance door to:

## ENTRANCE HALL

With window to front, stairs to first floor and understairs storage cupboard access.



## LOUNGE

With wall mounted TV point with oak mantle below and space for an electric stove. French doors with windows to the side open out onto the rear patio.



## DINING ROOM

Fireplace with solid wood mantle to the centre, window to rear.



## KITCHEN

L-shaped kitchen comprising fitted units and worksurfaces, sink & drainer beneath window to front, contemporary fitted filter unit and plumbing for a washing machine. A door leads through to the utility.





## SIDE LOBBY

Door and window to the side of the property, large storage cupboard and access to the W.C. and utility.

## UTILITY

Comprising fitted units and worksurfaces with space for a dryer below and a window to the rear.



## W.C.

Comprising low-flush W.C. and window to the side.



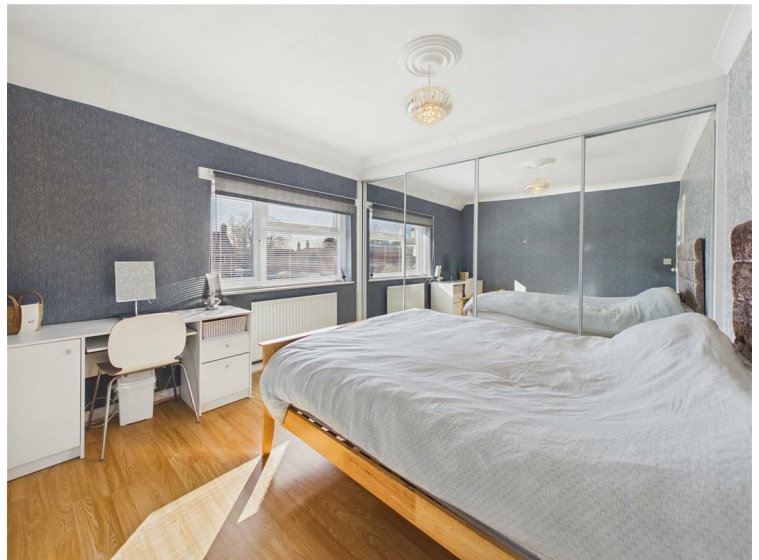
## FIRST FLOOR

### LANDING

Window to the front elevation.

### BEDROOM 1

Window to the rear elevation.



## BEDROOM 2

Window to the rear elevation.



## BEDROOM 3

Storage cupboard to corner and window to the front elevation.



## BATHROOM

Contemporary family bathroom comprising bath with shower attachment, concealed-flush W.C. and wash-hand basin atop fitted vanity cabinet beneath window to the front elevation.



## OUTSIDE

The property's exterior is a particular feature, boasting a lawned front garden and a substantial driveway providing off-street parking for several vehicles. To the rear, the large, mainly lawned garden enjoys a sunny south-facing position and includes patio areas to both the immediate rear and corner of the property and fencing to the boundary.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## 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 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.

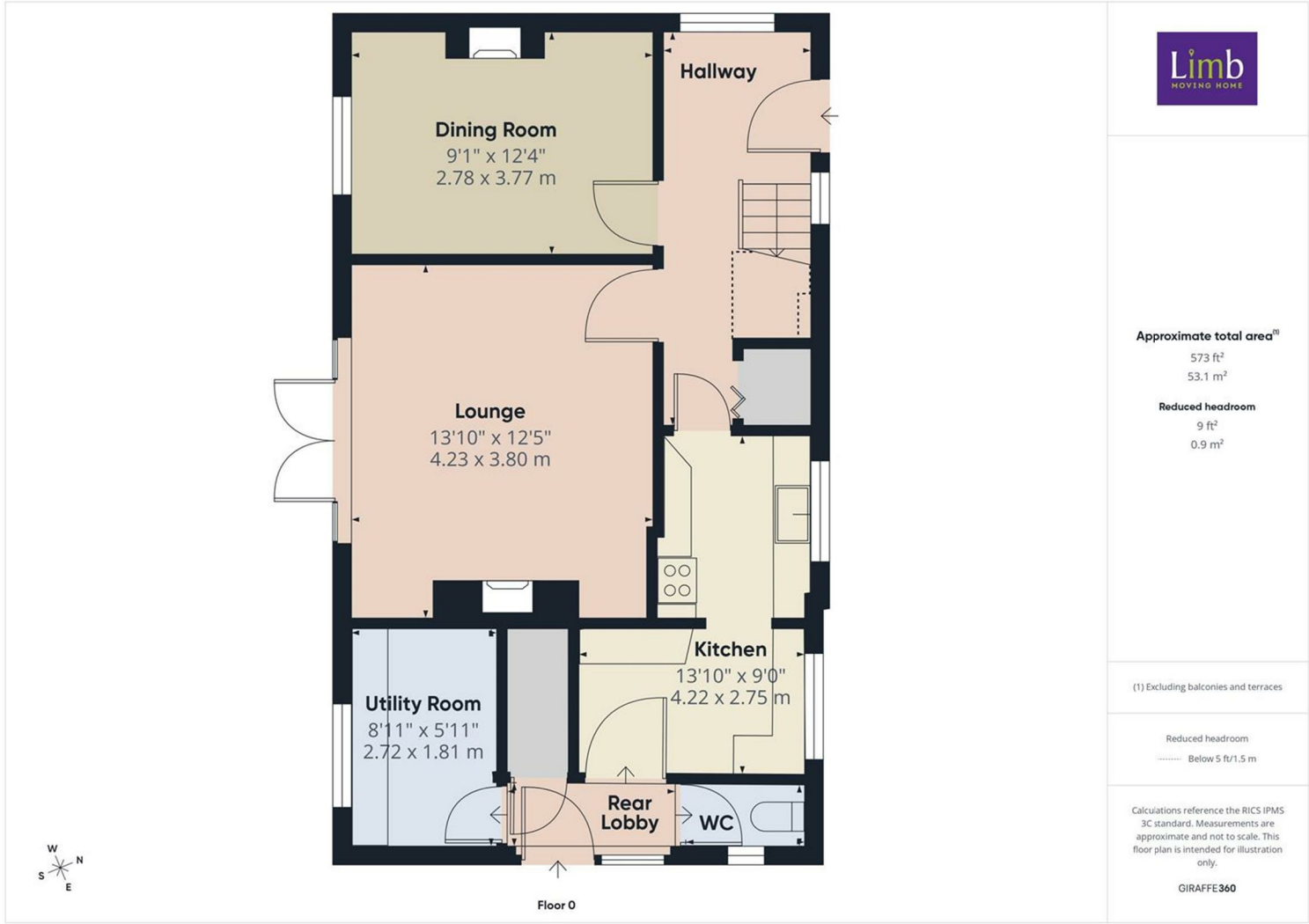
## PHOTOGRAPH DISCLAIMER

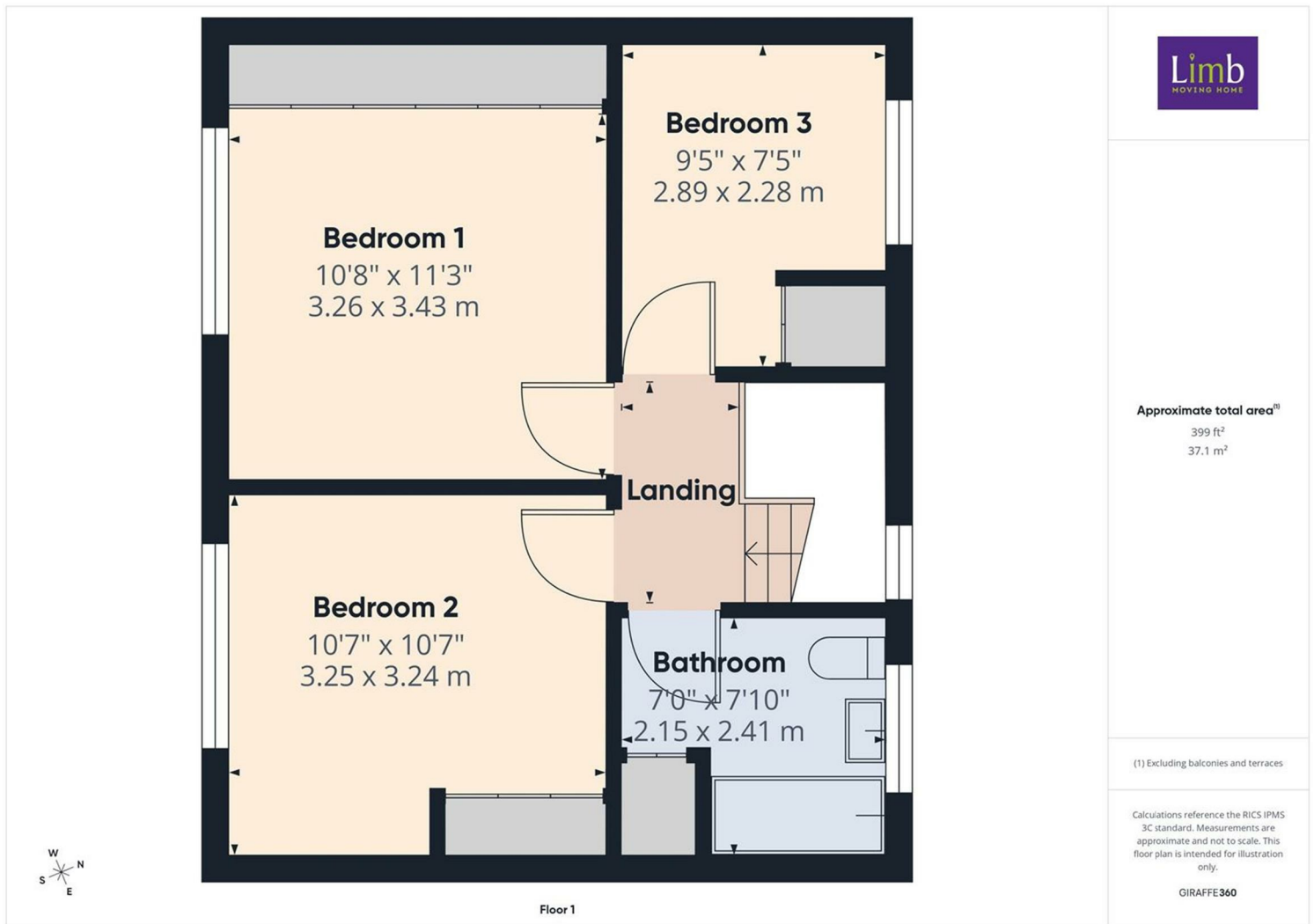
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also 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>84</b>                                                                         |
| (69-80) <b>C</b>                            | <b>69</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 |  |