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**Limb**  
MOVING HOME



*20 Hidcote Walk, Welton, East Yorkshire, HU15 1FP*

- 📍 Three Storey Townhouse
- 📍 Four Beds / Two Baths
- 📍 Stylish Kitchen
- 📍 Council Tax Band = D

- 📍 Spacious Lounge
- 📍 Lovely Rear Garden
- 📍 Parking & Garage
- 📍 Freehold / EPC = C

**£239,950**

## INTRODUCTION

This well-presented three-storey townhouse offers modern family accommodation with the benefit of gardens and a garage. The ground floor comprises an entrance hallway, a cloakroom/utility, and a kitchen featuring a built-in window seat within the bay. To the rear is a spacious lounge/diner with access to the garden.

The first floor provides two double bedrooms, a further single bedroom, and a family bathroom. The entire second floor is dedicated to the main bedroom suite, which includes a dressing area and an en-suite shower room. Externally, the property features an attractive front garden and a well-tended rear garden with a decked patio, lawn, and side pedestrian access. A garage with parking in front is situated within a separate block.

## LOCATION

Hidcote walk is situated off Munstead Way which runs off Ruskin 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.

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/UTILITY

A practical combined cloakroom and utility, having been adapted to provide plumbing for a washing machine alongside the existing low-flush WC.

## KITCHEN

Having a range of stylish base and wall units with complementing worktops incorporating a sink and drainer with shower style mixer tap, oven and four ring gas hob with filter above plus a dishwasher. There is space for a fridge/freezer. There is a breakfast bar and a window seat built into the bay with storage.





## LOUNGE/DINER

With understairs storage cupboard and window plus French doors to the rear garden.





## FIRST FLOOR

### LANDING

With staircase leading up to the second floor.



## BEDROOM 2

With window to the rear elevation.



## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

Window to the front elevation.



## BATHROOM

With modern suite comprising a bath with shower over and screen, large vanity unit with wash hand basin and low flush W.C. Window to rear.



## SECOND FLOOR

## BEDROOM 1

With fitted wardrobes and large storage cupboard. Window to the front elevation.



## *DRESSING AREA*

With fitted wardrobes and window to rear.



## *EN-SUITE SHOWER ROOM*

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



## OUTSIDE

Externally, the property features an attractive front garden and a well-tended rear garden with a decked patio, lawn, and side pedestrian access. A garage with parking in front is situated within a separate block.



## REAR VIEW



## GARAGE

The garage is situated within a block to the front of the property and is leasehold with a ground rent of approximately £120 per annum.

## GLAZING

The property has the benefit of uPVC double glazing.

## HEATING

The property has the benefit of gas central heating.

## 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.









