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**Limb**  
MOVING HOME



*14 Langthwaite Close, Brough, East Yorkshire, HU15 1TH*

- 📍 Superb Townhouse
- 📍 Extended Accommodation
- 📍 Five Beds/Four Baths
- 📍 Council Tax Band = F
- 📍 Stunning Garden Room
- 📍 South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£438,500**

## INTRODUCTION

Occupying a prime position at the head of this popular cul-de-sac, this beautifully presented townhouse offers truly substantial accommodation, significantly extended by the superb garden room. The impressive scale is matched by the superior quality of the fittings including Amtico flooring throughout the ground floor and the exceptional outdoor entertaining areas.

The ground floor features a versatile layout, including an entrance hallway, a practical cloaks/W.C., and a functional kitchen with a central island and dedicated dining area. The main living space comprises a generous lounge which flows seamlessly into the garden room extension. This integrated area is complete with a media wall and log burner, creating an ideal space for relaxation and entertaining.

The generous accommodation is arranged over three floors, providing five double bedrooms. The first floor hosts three double bedrooms, two of which benefit from en-suite facilities, alongside a stylish family bathroom. The second floor provides two further double bedrooms, with the fourth bedroom also enjoying an en-suite shower room.

Outside is equally as impressive. The large rear garden enjoys a superb south-facing aspect and features a covered patio area and an extensive lawn. For entertaining, there is a separate patio and a large, sheltered pavilion area, perfectly positioned to capture the evening sun. To the front, a driveway offers parking for up to three vehicles and leads to the integral garage.

## LOCATION

The property is located at the end of Langthwaite Close, a residential cul-de-sac situated off Elloughtonthorpe 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

Storage cupboard and stairs to first floor.



## LOUNGE

Currently used as a games room, with a window to front and opening to the extended garden room.



## GARDEN ROOM

With bi-fold doors to the garden, central skylight, log burner to the corner and media wall with log storage space.



## OPEN VIEW



## KITCHEN/DINER

Contemporary space with fitted units and worksurfaces, boasting a range of integrated appliances including oven, microwave/oven, warming drawer, bottle cooler, fridge-freezer, dishwasher and plumbing for a washing machine. A one-and-a-half sink & drainer lies beneath a window to the front, and a central island acts as a focal point with a five-ring induction hob and breakfast bar area. The space to the front of the property has been converted into a dining area.



## DINING AREA

Window to front.



## UTILITY

Comprising fitted units and worksurfaces, seat and shoe storage, sink & drainer, doors to the integral garage and rear garden.



## W.C.

Low-flush W.C. and wash-hand basin.

## FIRST FLOOR

### LANDING

Stairs to second floor.

### BEDROOM 1

With built-in wardrobe space and window to the front elevation.



## EN-SUITE SHOWER ROOM

Tiled en-suite comprising walk-in shower, low-flush W.C., wash-hand basin atop fitted vanity cabinet and window to the rear elevation.



## BEDROOM 2

Built-in wardrobe space, window to the rear elevation and en-suite access.



## EN-SUITE SHOWER ROOM

Half-tiled with a step-in shower enclosure, low-flush W.C. beneath window to the side elevation and wash-hand basin.

## BEDROOM 3

Window to the front elevation and built-in wardrobe space.



## BATHROOM

Comprising bath with wood-effect tiled surround, low-flush W.C. and wash-hand basin atop fitted vanity cabinet beneath window to the rear elevation.



## LANDING

With 'reading nook', Velux window to rear and storage cupboard.

## BEDROOM 4

Window to the front elevation, Velux window to the rear elevation, storage cupboard to corner and en-suite access.



## EN-SUITE SHOWER ROOM

Half-tiled, comprising shower enclosure to corner, low-flush W.C. and wash-hand basin.



## BEDROOM 5

Window to the front elevation and storage cupboard to corner.



## OUTSIDE

A covered patio extends from the garden room to the immediate rear of the property, with a lawned area covering the majority of the south-facing rear garden. There is a patio and large sheltered pavilion area for entertaining, ideally placed to catch the evening sun. To the front, a driveway provides parking for up to three vehicles, also leading down to the integral garage.



## GARDEN PAVILLION



## 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 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.

## *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.

## *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.





Approximate total area<sup>m</sup>

1158 ft<sup>2</sup>  
107.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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