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Limb
MOVING HOME



12 Setting Road, Hull, HU5 5TH

- 📍 3 Bed Semi-Detached
- 📍 South-Facing Garden
- 📍 Detached Garage
- 📍 Council Tax Band = A

- 📍 Reno. Opportunity
- 📍 3 x Off-Street Parking
- 📍 No Forward Chain
- 📍 Freehold/EPC = E

£110,000

INTRODUCTION

This three bedroom semi-detached house on Setting Road presents a suitable opportunity for those seeking an adaptable property to make their own. Ideal for investment and with no onward chain, the accommodation briefly comprises a lounge, kitchen, and a dining/garden room on the ground floor, and three bedrooms and a bathroom on the first floor.

External features include a south-facing garden, a garage and off-street parking for up to three vehicles along the side driveway, making it a compelling prospect for a family.

The generous internal and private external space that the property provides present an ideal opportunity for it's next loving owner with a vision. Viewing is strongly recommended!

LOCATION

Setting Road is situated on the east side of Priory Road within this popular residential area. 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

With stairs to first floor and door to lounge.

LOUNGE

12'5" x 13' approx (3.78m x 3.96m approx)

With bay window to front and fitted electric fire upon stone hearth.
An opening leads through to the kitchen.



KITCHEN

16'2" x 9'5" approx (4.93m x 2.87m approx)

With fitted worksurfaces, sink & drainer beneath window to side, fitted extractor hood and plumbing for a washing machine. An understairs cupboard lies to the corner, with an additional opening opposite that to the lounge leading through to the dining room.



DINING/GARDEN ROOM

8'6" x 9'2" approx (2.59m x 2.79m approx)

With window to side, opening to the rear lobby and French doors onto the rear garden.



REAR LOBBY

3'2" x 5'6" approx (0.97m x 1.68m approx)

With door to garden and W.C.

W.C.

3' x 5'6" approx (0.91m x 1.68m approx)

With window to side, low flush W.C. and wash-hand basin to corner.



FIRST FLOOR

LANDING

7'6" x 2'9" (2.29m x 0.84m)

With window to side elevation.

BEDROOM 1

10'2" x 12'5" approx (3.10m x 3.78m approx)

With multiple fitted wardrobe spaces and bay window to front elevation.



BEDROOM 2

10'2" x 9'4" approx (3.10m x 2.84m approx)
With fitted wardrobe space and window to rear elevation.



BEDROOM 3

9'5" x 5'8" approx (2.87m x 1.73m approx)
With window to front elevation, fitted units and boiler cupboard to corner.



BATHROOM

5'8" x 4'6" approx (1.73m x 1.37m approx)
With low-flush W.C. beneath window to side elevation, wash-hand basin and bath with shower fitting.



OUTSIDE

A lawned, south-facing garden lies to the rear of the property. A single garage is situated at the end of the driveway stretching down the side of the property, with off-street parking space for up to three vehicles. There is also potential for additional parking to the front of the property, which is currently lawned.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.

AGENTS NOTE

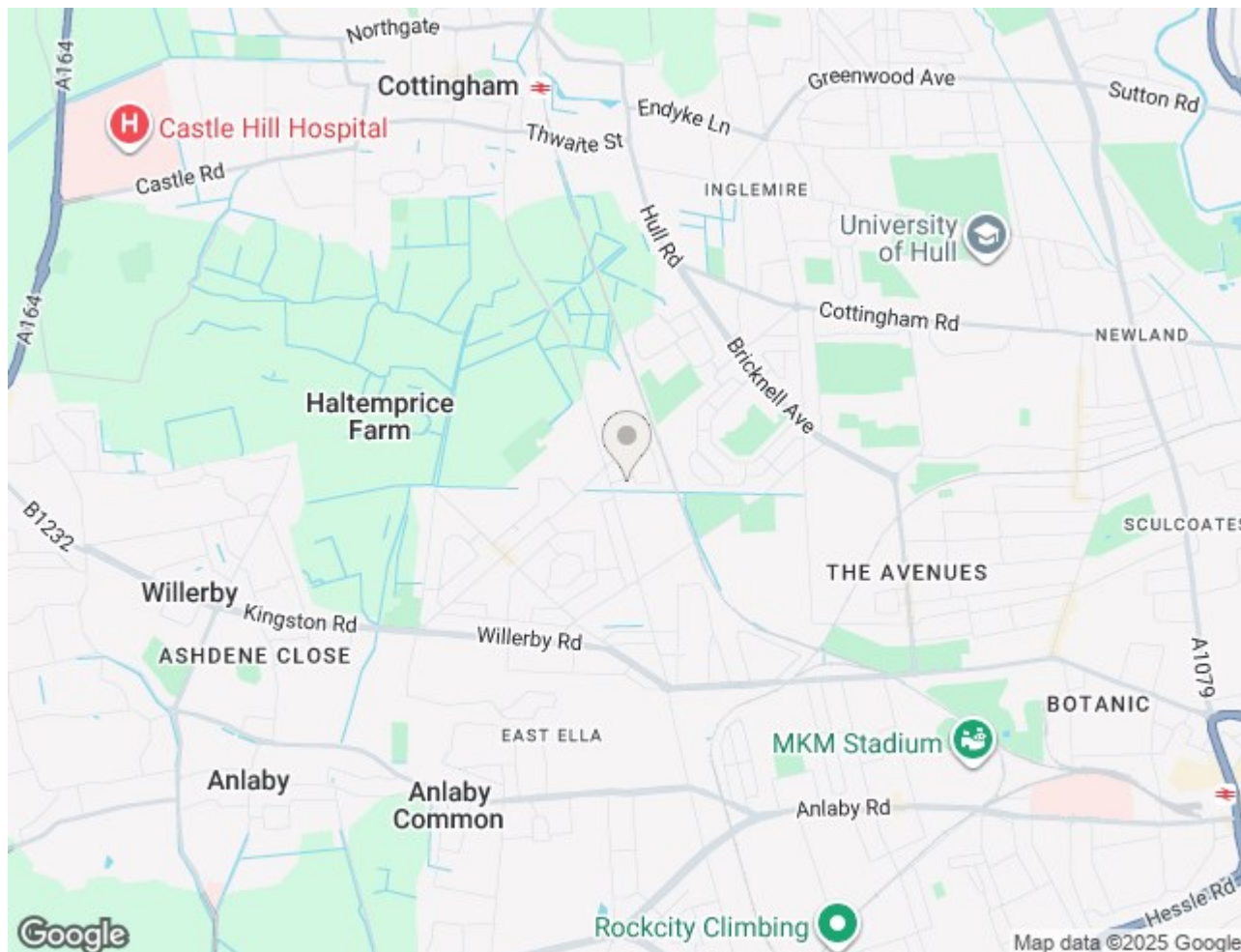
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 78.4 sq. metres (844.4 sq. feet)
12 Setting Road, Hull

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	