

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



19 Ruskin Way, Brough, East Yorkshire, HU15 1GW

- 📍 Family Townhouse
- 📍 3 Double Bedrooms
- 📍 Impressive Open Plan Kitchen
- 📍 Council Tax Band = D
- 📍 Spacious Lounge
- 📍 Garden & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£199,950

INTRODUCTION

Presenting a superb modern townhouse offering an excellent standard of family living across three floors. The accommodation features an entrance hall, cloaks/W.C., and a fantastic 26ft open-plan living kitchen with garden access. The first floor provides a spacious lounge, a double bedroom with built-in wardrobes, and a family bathroom. The upper floor houses a main bedroom with an en-suite shower room and a further double bedroom with fitted wardrobes. Benefiting from gas central heating and uPVC double glazing, the property also includes a single garage and an enclosed rear garden – an ideal family home.

LOCATION

Ruskin Way leads directly off Moor Road on the eastern side of the village. 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

With staircase leading up to the first floor.,

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor and window to front.



OPEN PLAN LIVING KITCHEN

26'6" x 12'4" approx (8.08m x 3.76m approx)

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer, tiled splashbacks, range cooker, fridge/freezer and dishwasher.



LIVING/DINING AREA



FIRST FLOOR

LANDING

With staircase leading up to the second floor.

LOUNGE

14'0" x 12'4" approx (4.27m x 3.76m approx)

With fireplace housing an electric fire. Windows to rear.



BEDROOM 3

9'1" x 8'3" approx (2.77m x 2.51m approx)

With built in wardrobe and French doors with 'Juliet' style retaining balcony.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.
Tiled floor, part tiling to walls, window to side.



SECOND FLOOR

LANDING

With cylinder cupboard and window to side.

BEDROOM 1

14'1" x 12'4" approx (4.29m x 3.76m approx)
With built in wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor and part tiling to walls.



BEDROOM 2

12'4" x 10'9" approx (3.76m x 3.28m approx)
With fitted wardrobes and window to front.



OUTSIDE

To the front of the property is a small lawned garden with ornamental railings.

There is an enclosed garden area to the rear with fenced boundaries and gated pedestrian access to the rear. There is a single garage within a block of three directly behind the property.



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.

AGENTS NOTE

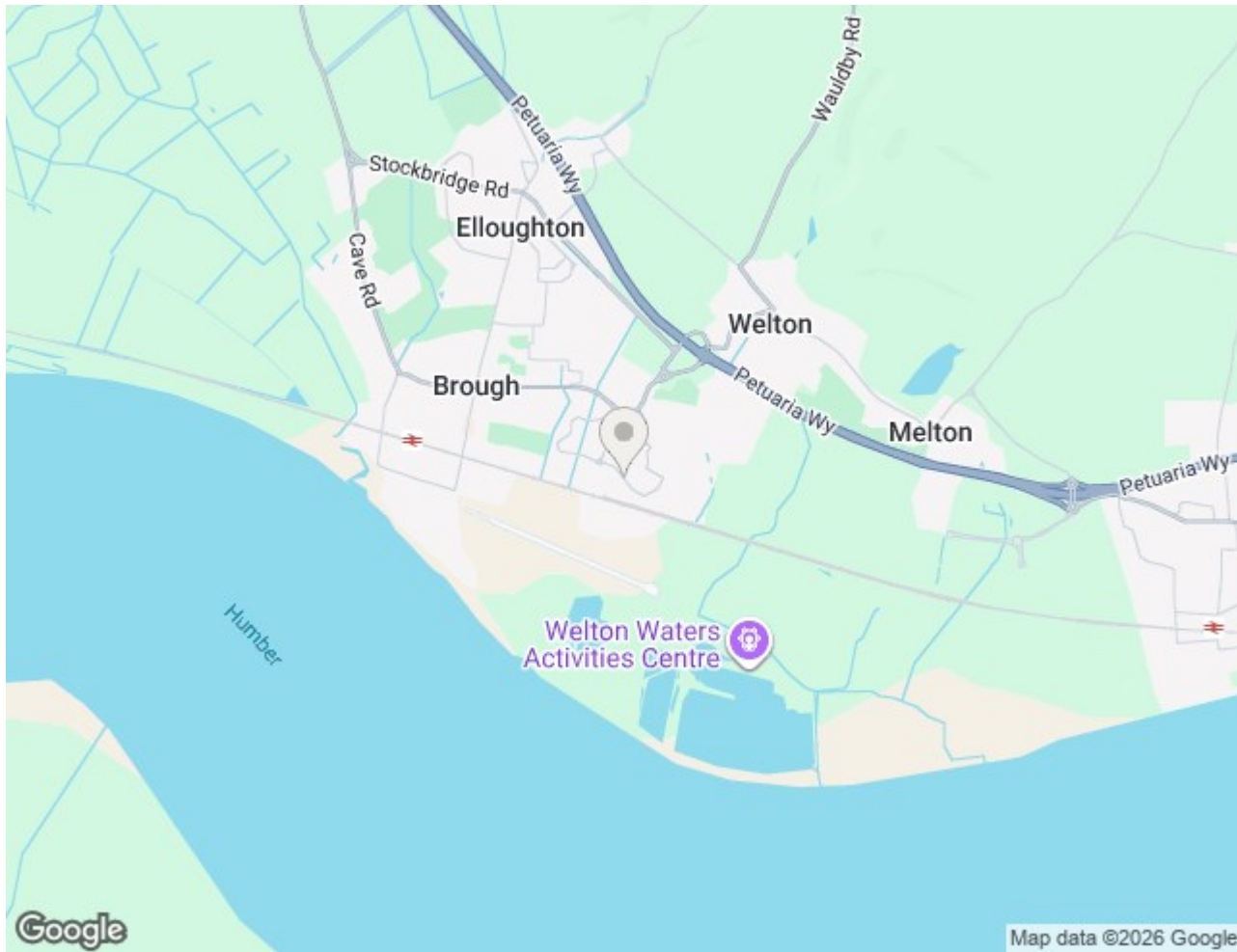
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 389.0 sq. feet



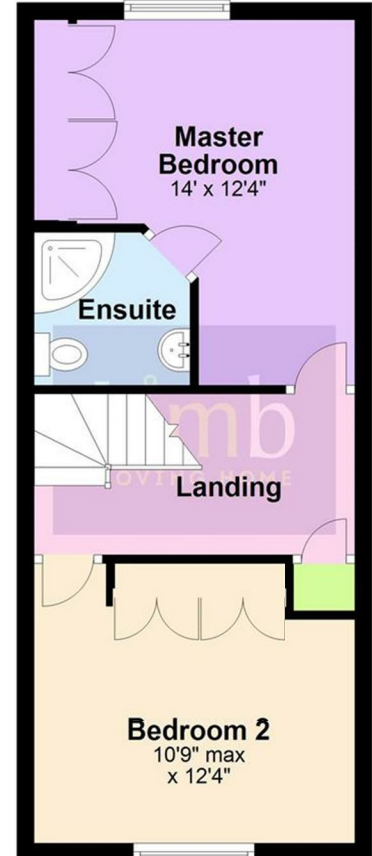
First Floor

Approx. 382.1 sq. feet



Second Floor

Approx. 389.0 sq. feet



Total area: approx. 1160.2 sq. feet
19 Ruskin Way, Brough

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(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	