

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



25 Constable Way, Brough, East Yorkshire, HU15 1GQ

- 📍 Detached Family Home
- 📍 4 Beds / 3 Baths
- 📍 4 Reception Rooms
- 📍 Council Tax Band = E

- 📍 Kitchen + Utility
- 📍 Westerly Rear Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = C

£320,000

INTRODUCTION

This modern detached house offers a well-proportioned layout perfect for family living, situated in a private position with a desirable westerly-facing rear garden. The ground floor features a versatile arrangement including a dedicated study, a spacious lounge, and a formal dining room. The kitchen is supported by a practical separate utility room, while a bright conservatory with bi-fold doors creates a seamless connection to the garden.

The first floor provides four good sized bedrooms, two of which benefit from en-suite shower rooms in addition to the main family bathroom. Externally, the property features a neat front garden and a driveway providing off-road parking in front of the single garage. The rear garden is a particular highlight, offering a high degree of privacy with an expansive lawn and seating areas, providing a wonderful canvas for a new owner to make their own.

LOCATION

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 HALL

With staircase leading up to the first floor.



STUDY

Window to front elevation.



KITCHEN

With fitted units, laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, integrated appliances including a double oven, four ring gas hob with filter above, dishwasher and fridge/freezer. Tiled floor and window to front. Open plan through to the utility room.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, tiled floor and external access door to side.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

With patio doors to the rear garden. Double doors open through to the dining room.



DINING ROOM

With patio doors leading through to the conservatory.



CONSERVATORY

With bi-folding doors opening out to the rear garden.



FIRST FLOOR

LANDING

With cylinder/airing cupboard and loft access hatch with ladder to partially boarded loft.

BEDROOM 1

With built in wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, window to the front elevation.



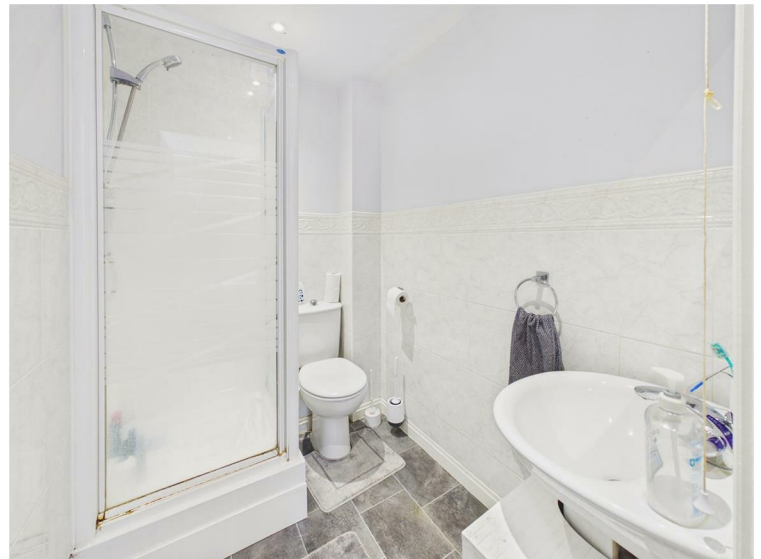
BEDROOM 2

With built in wardrobe and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls.



BEDROOM 3

With built in wardrobe and window to the rear elevation.



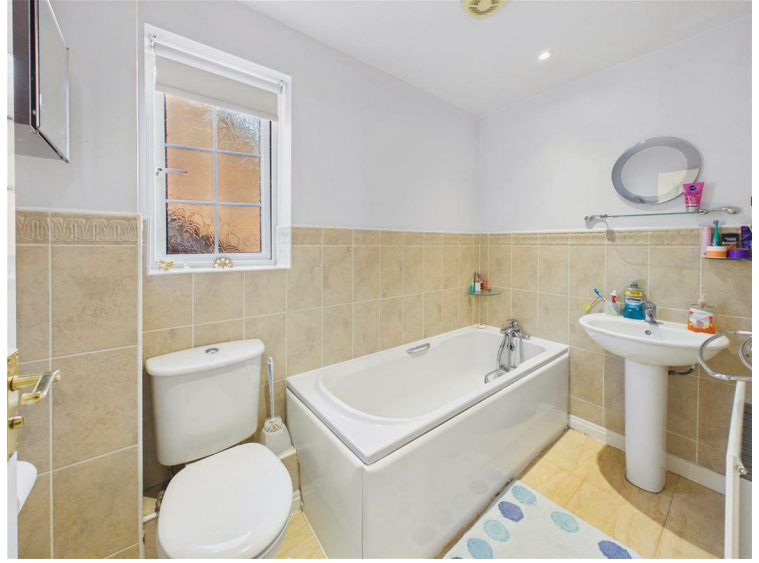
BEDROOM 4

Window to front.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled surround, inset spot lights and window to side.



OUTSIDE

A garden area extends to the front with a wrought iron fence and gate. A driveway provides off road parking in front of the single garage. The rear garden is a particular highlight offering a high degree of privacy with a westerly aspect and is mainly lawned with patio areas.



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 E. 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.





Approximate total area⁽¹⁾
662 ft²
61.6 m²

(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.

GIRAFFE360

