

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*2 Aspen Close, Hull, HU4 7AU*

- 📍 Detached Bungalow
- 📍 Two Bedrooms
- 📍 Spacious Lounge
- 📍 Council Tax Band = C

- 📍 Manageable Gardens
- 📍 Single Garage
- 📍 Convenient Location
- 📍 Freehold / EPC = C

**£195,000**

## INTRODUCTION

Located in a desirable small cul-de-sac off Cawthorne Drive, Pickering Road, this detached bungalow offers attractive, easily manageable accommodation and gardens, perfectly positioned for local amenities. The property presents an excellent opportunity for modernisation and currently comprises an entrance hallway with a storage cupboard, a spacious lounge, kitchen, two bedrooms, and a shower room. External features include gardens to both the front and rear, a single garage, and a valuable block-set area to the side for additional parking. there is central heating and double glazing throughout.

## LOCATION

Aspen Close is a small cul-de-sac situated off Cawthorne Drive, on the western side of Pickering Road, opposite Pickering Park. This sought after and established area in the western suburbs of Hull and the property is located on a bus route and its position provides convenient access whether travelling into Hull city centre or in a westerly direction towards the Humber Bridge and motorway network. The area is well served by general amenities, recreational facilities and schooling for all ages. There are a number of shopping parades nearby with more extensive facilities to be found at Hessle, Anlaby and Hull city centre itself.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With storage cupboard off.

### KITCHEN

13'4" x 7'10" approx (4.06m x 2.39m approx)

Having a selection of fitted units, worksurfaces, sink and drainer, cooker point, plumbing for a washing machine, tiled surround, wall mounted gas fired central heating boiler, tiled floor and window to the front elevation.



## LOUNGE

18'3" x 11'4" approx (5.56m x 3.45m approx)

With feature fire surround housing a marble hearth and backplate with coal effect gas fire. Cantilever window to the front elevation.



## BEDROOM 1

12'10" x 9'9" approx (3.91m x 2.97m approx)

Measurements up to fitted wardrobes. Window to rear.



## BEDROOM 2

9'9" x 9'4" approx (2.97m x 2.84m approx)

With wardrobe, fitted cupboards and drawers, double doors out to the rear garden.



## SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to side.

## OUTSIDE

The property has manageable gardens to both front and rear. To the rear lies a patio, lawn and fenced borders. A garage forms part of the property (the right hand side of a pair), in addition to which is an adjacent block set area ideal for further parking.



## TENURE

Freehold

## COUNCIL TAX BAND

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

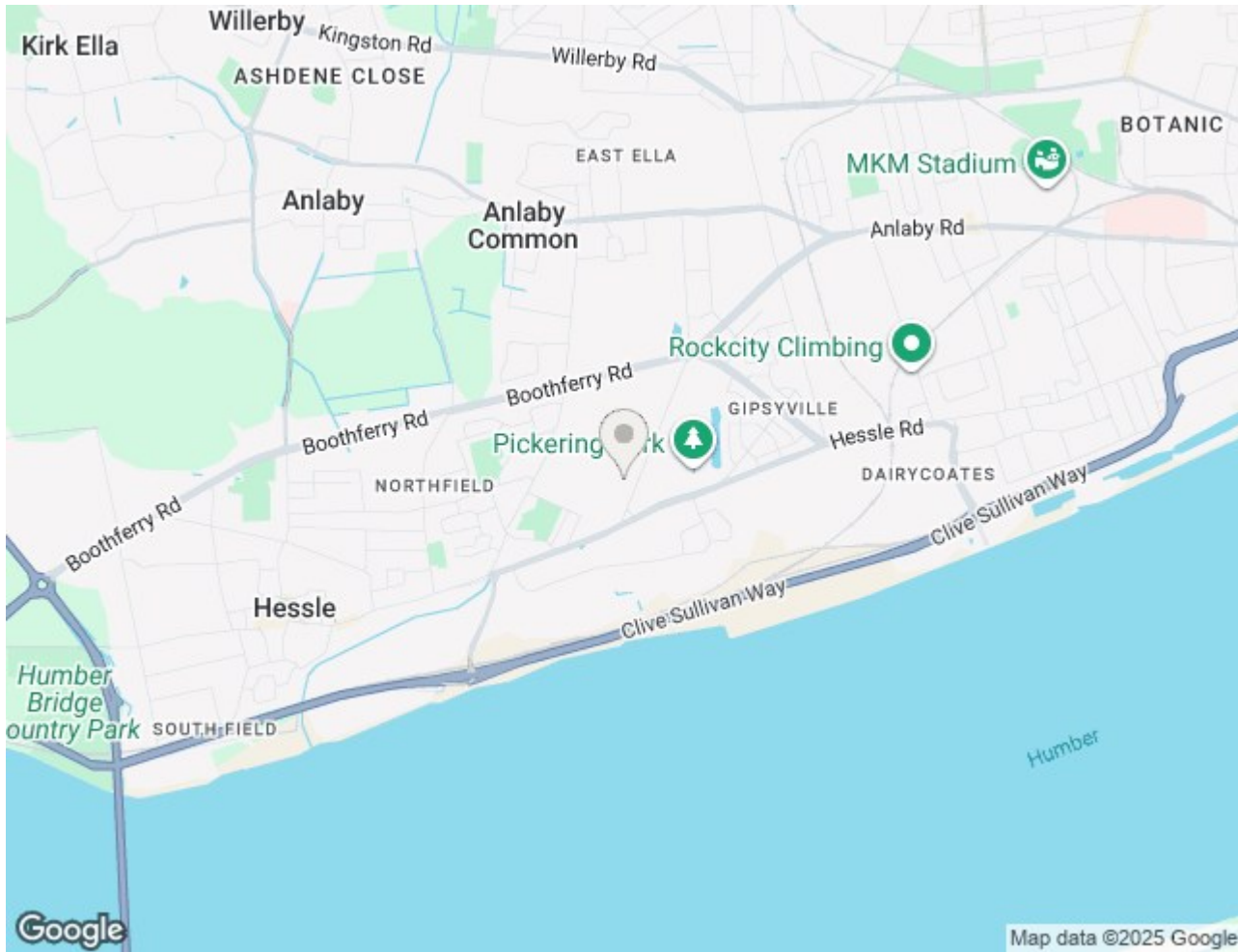
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)  
**2 Aspen Close**

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            | <b>87</b>                                                                         |
| (69-80) <b>C</b>                            | <b>71</b>                  |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |