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Matthew
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MOVING HOME



4 Allerthorpe Crescent, Brough, East Yorkshire, HU15 1TP

- 📍 Outstanding Detached House
- 📍 Desirable Cul-De-Sac
- 📍 Extensive Accommodation
- 📍 5 Beds/4 Baths
- 📍 Open Plan Living Kitchen
- 📍 Attractive Gardens
- 📍 Double Garage
- 📍 EPC -

£425,000

INTRODUCTION

Viewing is a must of this impressive and refurbished double fronted detached house which forms part of the sought after cul-de-sac of Allerthorpe Crescent, part of a desirable residential development, formerly known as the Heatherways. An extensive range of accommodation covers three floors, with the upper floor dedicated to a luxurious master suite. Overall there are five bedrooms, three of which having en-suite facilities. The living space includes a separate lounge, office/snug and the heart of the house is the superb open plan living kitchen. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. The property occupies a good sized plot with a double garage to the front, lawned gardens and central path leading up to the entrance door. The rear garden enjoys a southerly aspect and has a shaped lawn complemented by paved and decked areas to enjoy the sun throughout the day. In all a fine home of which early viewing is strongly recommended.

LOCATION

Allerthorpe Crescent is situated off Husthwaite Road which forms part of this popular modern development to the east of the village. The property is well placed for Brough's wide range of facilities including local shops and a nearby Morrisons supermarket, general amenities and a primary school in walking distance. Brough is well placed for commuting having its own main railway station and immediate access is available 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

An attractive central hallway with tiled flooring and staircase leading up to the first floor.



W.C

With low level W.C and wash hand basin.

LOUNGE

23'0" x 11'3" approx (7.01m x 3.43m approx)

To an aspect room with windows to both front and rear elevations and double doors opening out to the garden. The focal point of the room is a feature oak fire surround with cast inset housing an open fire.



SNUG/OFFICE

9'9" x 7'4" approx (2.97m x 2.24m approx)

Window to front elevation.



LIVING KITCHEN

20'10" x 18'9" approx (6.35m x 5.72m approx)

This superb space lies to the rear of the house, with windows overlooking the garden and door leading out. The kitchen has an extensive range of high gloss fronted units with matching island and breakfast bar peninsula, timber work surfaces, integrated double oven, five ring hob, filter hood, dishwasher, microwave, steam oven and fridge freezer. There is a sink and drainer and an automatic washing machine.



LIVING KITCHEN - ALTERNATIVE VIEW



LIVING KITCHEN - LIVING AREA



FIRST FLOOR

LANDING

With further staircase leading up to the second floor and window to the front.

BEDROOM 2

11'3" x 11'8" approx (3.43m x 3.56m approx)
Plus door recess.

This double room has fitted wardrobes with mirrored fronts and two window overlooking the rear garden.



EN-SUITE SHOWER ROOM

Refurbished en-suite comprising a large shower enclosure, low level W.C and wash hand basin. Tiling to the walls and floor.



BEDROOM 3

12'3" x 8'2" approx (3.73m x 2.49m approx)
Two windows to the rear elevation.



EN-SUITE SHOWER ROOM

With low level W.C, shower cubicle and wash hand basin. Tiling to the walls and floor.



BEDROOM 4

11'4" x 9'0" approx (3.45m x 2.74m approx)
Two windows to the front elevation. Wardrobe.



BEDROOM 5

12'6" x 6'8" approx (3.81m x 2.03m approx)
Two windows to the front elevation.



BATHROOM

With suite comprising bath, low level W.C, wash hand basin and shower cubicle. Tiling to the walls and floor.



SECOND FLOOR

LANDING

Door to:

BEDROOM 1

19'9" x 19'0" approx (6.02m x 5.79m approx)

A luxurious bedroom area with window to front and two Velux windows to the rear. An archway leads through to:



DRESSING ROOM

The dressing room is complete with three large wardrobes.



EN-SUITE BATHROOM

12'4" x 8'8" approx (3.76m x 2.64m approx)

A superb contemporary suite comprising a shaped bath, corner shower cubicle, low level W.C and twin wash hand basins with cabinets. Tiled surround and flooring.



OUTSIDE

To the front lies a detached double garage and lawned garden flanks the front path leading up to the entrance door. The rear garden enjoys a southerly aspect and has paved and decking areas to complement the lawn. There are established borders which provide privacy.



OUTSIDE - ALTERNATIVE VIEW



REAR VIEW OF 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 F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

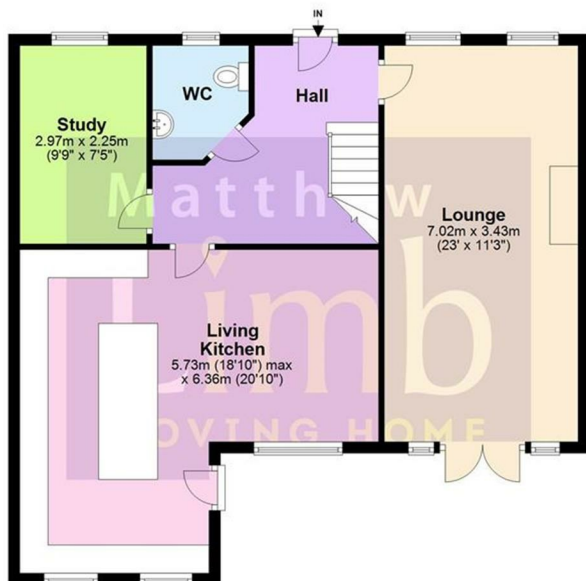
VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor




First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	