

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Sandringham Road, Brough, East Yorkshire, HU15 1UE*

- 📍 Semi-Detached Townhouse
- 📍 Stylishly Presented
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = D
- 📍 Spacious Lounge
- 📍 Parking for up to 4 Cars
- 📍 Attractive Garden
- 📍 Freehold / EPC = C

**£258,000**



## INTRODUCTION

Set on a favorable corner plot in a modern residential development, this semi-detached townhouse offers practical and appealing accommodation across three levels, complete with excellent parking and a garage at the rear. The ground floor provides an accessible entrance hall, a cloaks/W.C., a modern kitchen, and a good-sized lounge that opens via French doors to the rear garden. On the first floor, you'll find a cleverly arranged space with one double bedroom featuring fitted wardrobes and two single bedrooms, in addition to a family bathroom. The third floor is dedicated to a large bedroom suite, offering a separate dressing area and an en-suite shower room.

The property includes a small front garden, and the rear garden provides a pleasant outdoor space with a lawn, patio, and attractive borders, with a gate leading directly to the driveway and garage. The plot could accommodate off-street parking for up to four vehicles.

## LOCATION

The property is located on a corner plot on Sandringham Road, situated just off Myrtle Way in Brough. The village 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 kitchen, lounge and W.C. access and stairs to first floor.

### W.C.

With low-flush W.C., wash-hand basin to corner and plumbing for a washing machine.

### KITCHEN

With a range of fitted worksurfaces, integrated oven, four ring gas hob with extractor hood above and one-and-a-half sink & drainer beneath window to front.



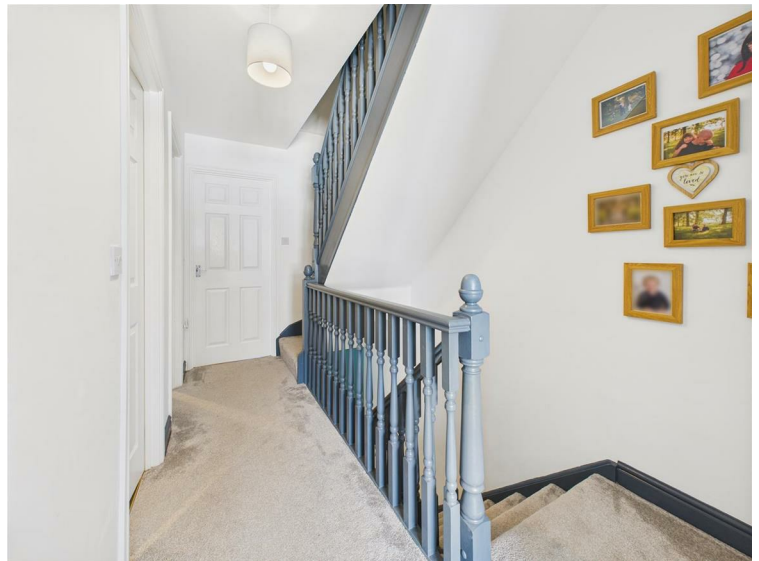
## LOUNGE

Spacious lounge with French doors and windows to the rear garden. A large understairs storage lies to the corner.



## FIRST FLOOR

## LANDING



## BEDROOM 2

Comprising fitted wardrobes and shelving units, and a window to the rear elevation.



## BEDROOM 3

With window to front elevation.



## BEDROOM 4

With hard flooring and a window to the front elevation.



## BATHROOM

Well proportioned family bathroom comprising low-flush W.C., wash-hand basin and bath with tiled surround.



## SECOND FLOOR



## BEDROOM 1

Spacious first bedroom with a large storage cupboard to the corner, window to front elevation and a velux window to the rear elevation.



## EN-SUITE

Contemporary en-suite shower room with a velux window to the rear elevation, comprising a low-flush W.C., shower to corner and wash-hand basin atop vanity unit with tiled surround.



## OUTSIDE

The well presented rear garden incorporates a paved patio to the immediate rear of the property, leading onto a lawned area. The back gate provides access to the driveway and garage space. The plot could accommodate off-street parking for up to four vehicles.





## DRIVE & GARAGE



## 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

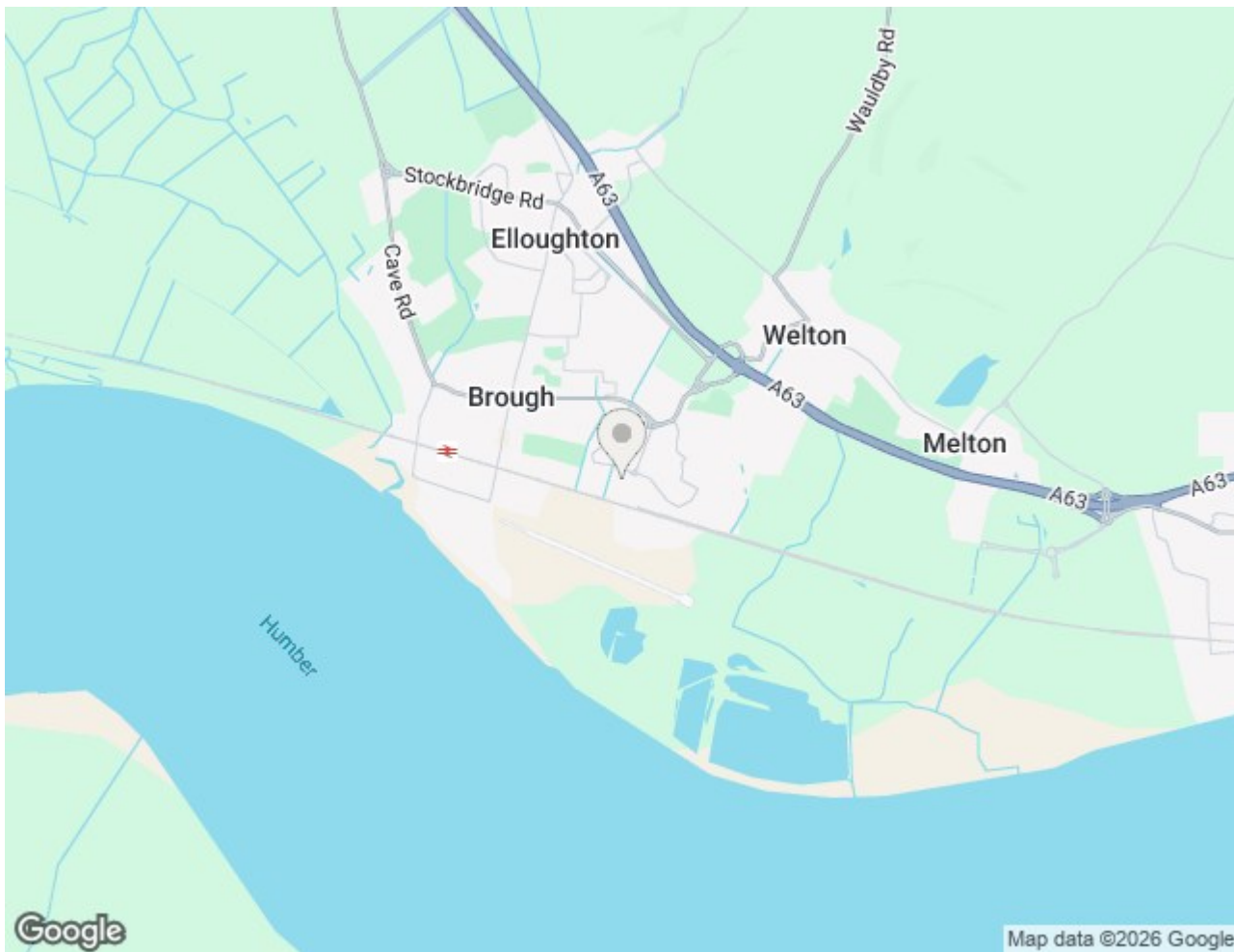
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

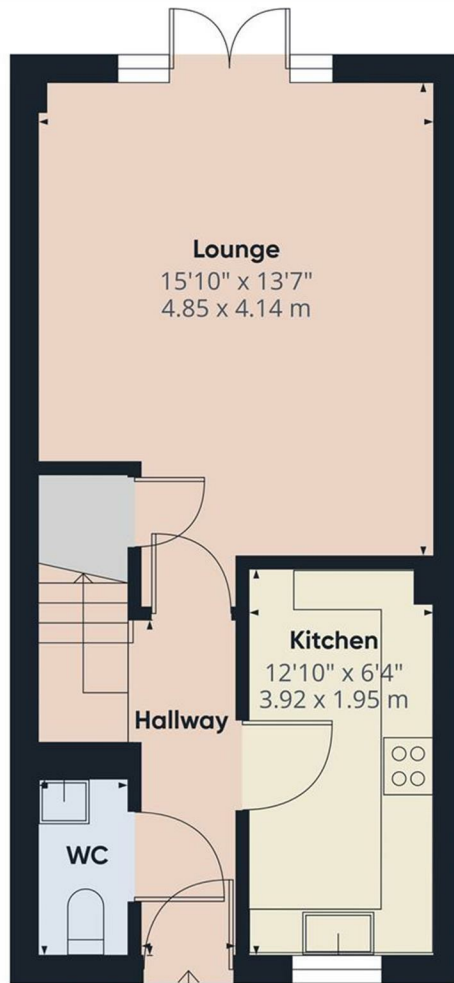
## PHOTOGRAPH DISCLAIMER

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.





Floor 0



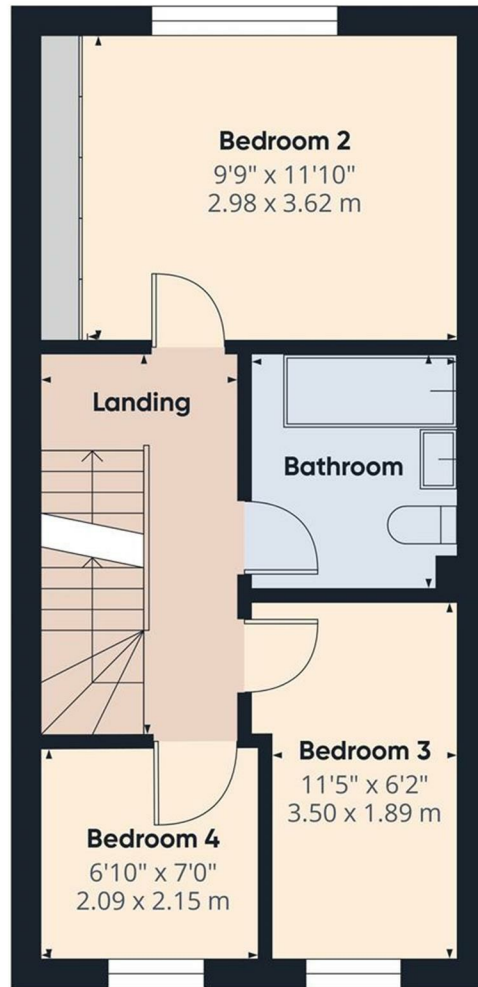
Approximate total area<sup>m</sup>  
383 ft<sup>2</sup>  
35.6 m<sup>2</sup>

(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





Floor 1

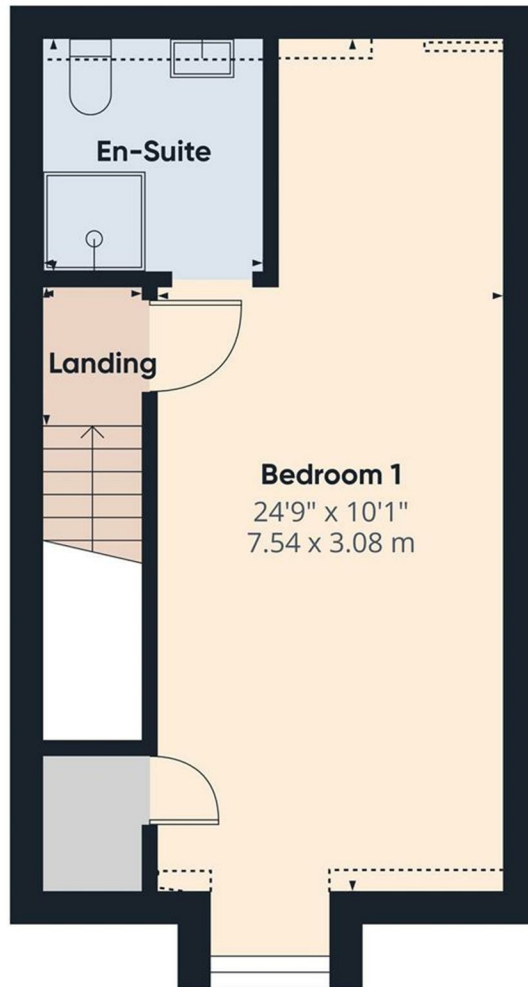


**Approximate total area<sup>(1)</sup>**  
354 ft<sup>2</sup>  
32.9 m<sup>2</sup>

(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.

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Floor 2



**Approximate total area<sup>®</sup>**

304 ft<sup>2</sup>  
28.2 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces


**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>79</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 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 2002/91/EC	