

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



*14 Hazel Court, Brough, East Yorkshire, HU15 1TS*

- 📍 Detached House
- 📍 Four Beds/Two Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = E
- 📍 Newly Fitted Kitchen & Bathrooms
- 📍 Driveway & Carport
- 📍 Garden & Garage
- 📍 Freehold / EPC = C

*Offers Over £290,000*

## INTRODUCTION

Viewing is strongly recommended of this superb detached house with newly fitted kitchen and bathrooms. Offered for sale with no onward chain, the property has the benefit of gas central heating to radiators and modern uPVC double glazing. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C. with newly fitted suite, contemporary dining kitchen and a spacious lounge. Upon the first floor is a landing area with two storage cupboards and space for a study area. There are four good sized bedrooms plus, three of which have built in wardrobes. The main bedroom has a new en-suite shower room and the newly fitted bathroom enjoys a bath with separate shower.

Externally, a lawned garden extends to the front and a driveway provides off street parking. An automated up and over door opens through to the carport which has French doors to the rear which open through to the garden and garage. The rear garden is mainly lawned with fencing to the perimeter.

## LOCATION

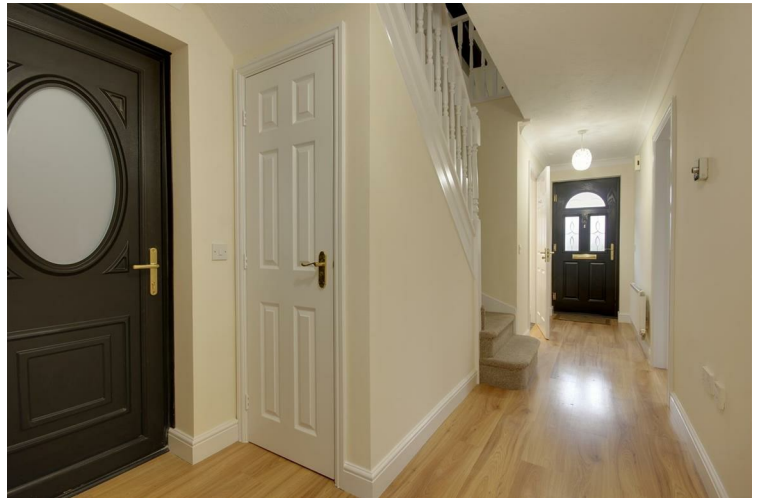
Hazel Court is situated off Birch Place which runs off Myrtle Way in Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found 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 to the first floor.



## CLOAKS/W.C.

With newly fitted suite comprising a low flush W.C. and vanity unit with wash hand basin. Inset spot lights and window to front.



## DINING KITCHEN

17'10" x 10'0" approx (5.44m x 3.05m approx)

With newly fitted dual tone contemporary units, laminate worksurfaces and splashbacks, one and a half sink and drainer with mixer tap, oven, five ring gas hob with filter above, housing for a fridge/freezer. There is ample space for a dining table and chairs. Inset spot lights and window to front.



## LOUNGE

17'8" x 11'0" approx (5.38m x 3.35m approx)

With feature fireplace, window to rear and French doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

Spacious landing with cylinder cupboard and boiler cupboard providing excellent storage. There is ample space for a study area with window to front. There is an access hatch with a pull down loft ladder up to the part boarded loft area.



### BEDROOM 1

12'2" x 10'4" approx (3.71m x 3.15m approx)

With built in wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With newly fitted contemporary suite comprising a shower enclosure, vanity unit with was hand basin and low flush W.C. Window to side.



## BEDROOM 2

11'1" x 9'11" approx (3.38m x 3.02m approx)  
With built in wardrobes and window to front.



## BEDROOM 3

11'6" x 9'7" approx (3.51m x 2.92m approx)  
With built in wardrobe and window to rear.



## BEDROOM 4

7'10" x 7'8" approx (2.39m x 2.34m approx)  
Window to rear.



## BATHROOM

With newly fitted contemporary four piece suite comprising a bath with shower attachment, shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to rear.



## OUTSIDE

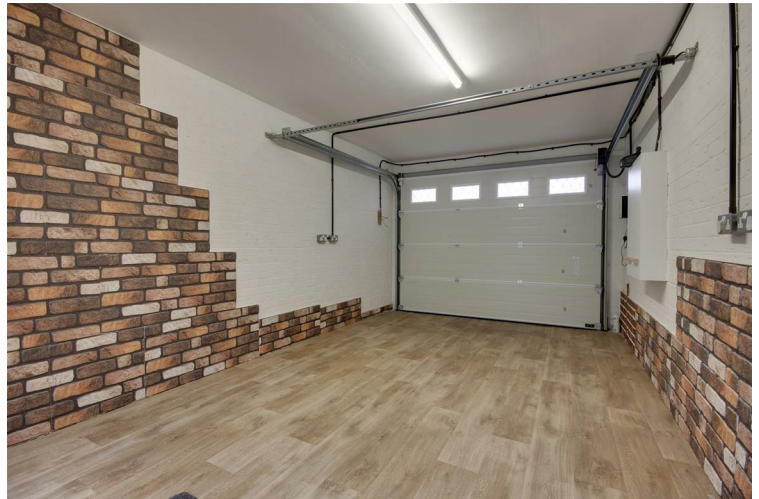
Externally, a lawned garden extends to the front and a driveway provides off street parking. An automated up and over door opens through to the carport which has French doors to the rear which open through to the garden and garage. The rear garden is mainly lawned with fencing to the perimeter.



## CARPORT

17'6" x 10'5" approx (5.33m x 3.18m approx)

With electric garage door to the front and French doors opening out to the garden and 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 E. 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

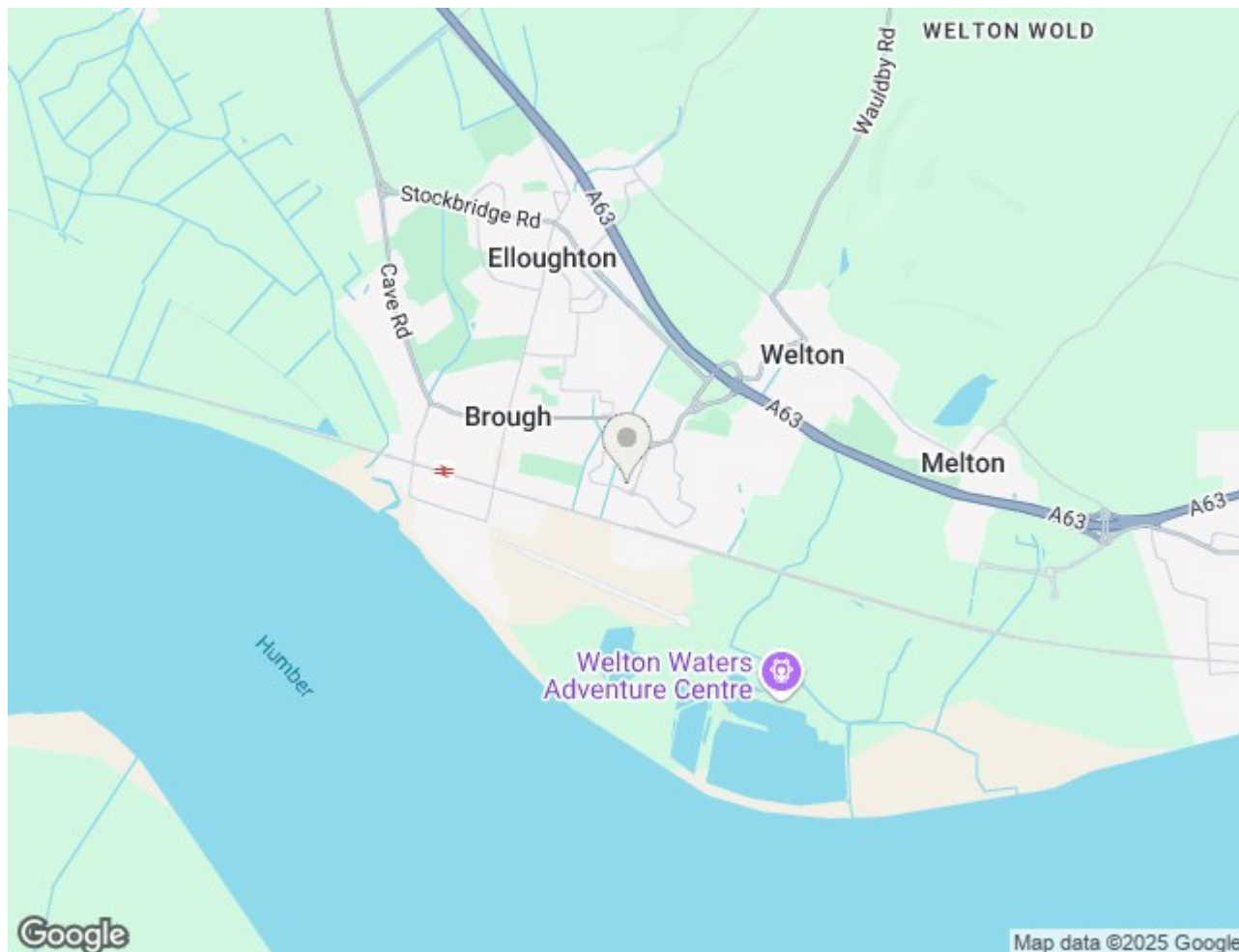
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



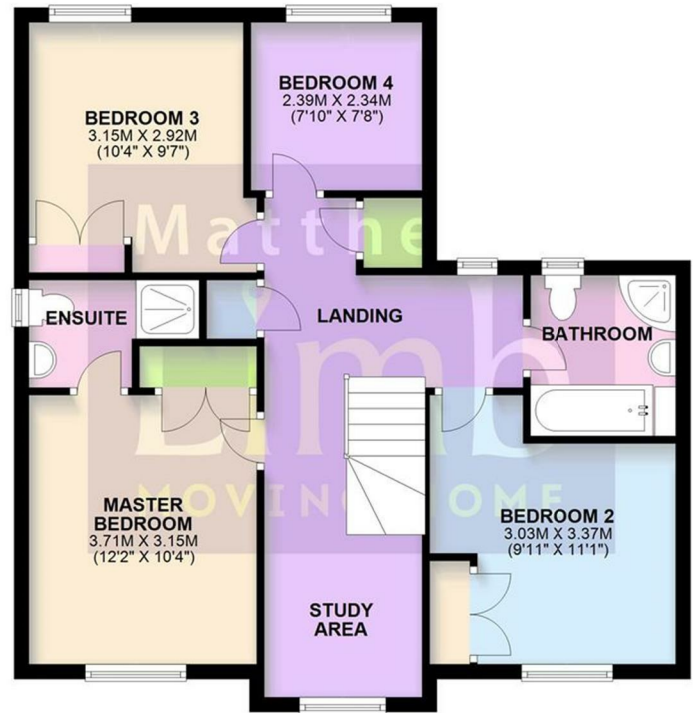
## GROUND FLOOR

APPROX. 66.4 SQ. METRES (714.6 SQ. FEET)



## FIRST FLOOR

APPROX. 67.2 SQ. METRES (723.1 SQ. FEET)



TOTAL AREA: APPROX. 133.6 SQ. METRES (1437.7 SQ. FEET)

**14 HAZEL COURT, BROUGH**

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (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 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 |  |