

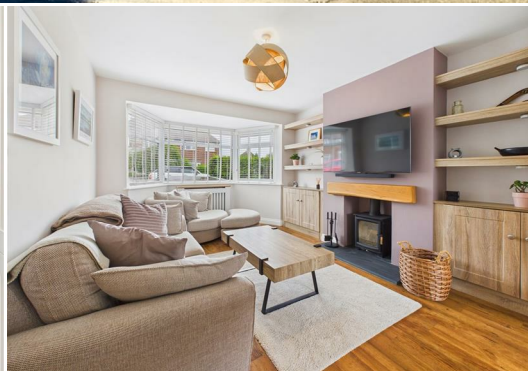
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



16 Arkley Close, Brough, East Yorkshire, HU15 1EL

- 📍 Three Bedrooms
- 📍 No Forward Chain
- 📍 3 x Off-Street Parking
- 📍 Council Tax Band = B
- 📍 Semi-Detached House
- 📍 Beautifully Presented
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = C

£199,950

INTRODUCTION

Beautifully presented three-bedroom semi-detached home with no onward chain, balancing classic charm with modern convenience.

The accommodation briefly comprises an open-plan kitchen/diner and lounge area, designed for ease of living whilst being a welcoming space to host family or friends. The stunning kitchen includes a range of integrated appliances, complemented by a large breakfast peninsula which blends comfortably into the space. Alongside this, the lounge is centred around a feature log burner, perfect for a cosy evening or winter afternoon. The first floor offers three bedrooms and a bathroom. The whole property benefits from UPVC double glazing and gas central heating.

To the rear of the property is a lawned rear garden with a decked area, whilst enjoying practicality to the front with off-road parking for up to three vehicles.

Perfect for first time buyers or those looking for a property ready to move straight into, this property provides a comfortable and modern living experience in a desirable location. Viewing is highly recommended!

LOCATION

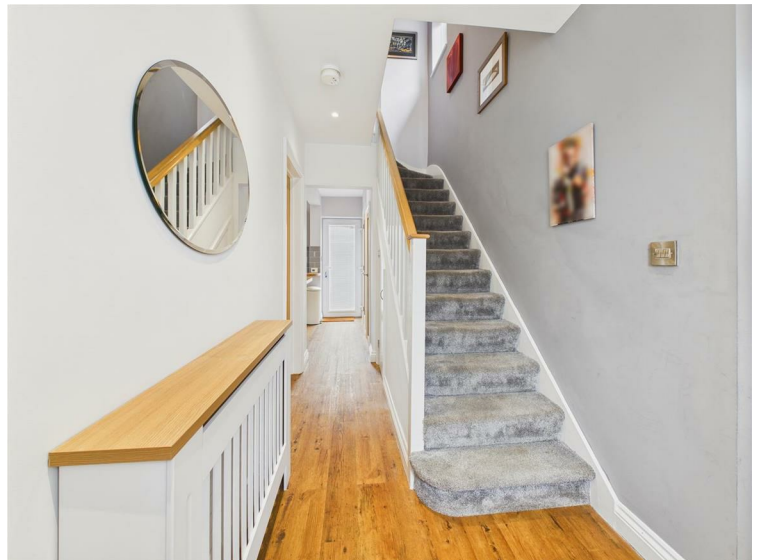
Arkley Close is a quiet cul-de-sac situated just off Saltgrounds Road in Brough, with the village being a growing community providing a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling 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 storage cupboard and seating area beneath window to front, stairs to first floor and understairs storage cupboard.



KITCHEN/DINING AREA

Recently fitted kitchen/dining area with fitted worksurfaces accommodating sink & drainer beneath window to rear, integrated double oven with four-ring gas hob and extractor chimney above, integrated fridge-freezer, dishwasher and worksurfaces with tiled surround. There is a wall mounted, breakfast peninsula which could comfortably accommodate up to five people. To the side of the room, there is W.C. access and a large storage cupboard with plumbing for a washing machine and a window to the side. A door leads out onto the rear garden, whilst an opening from the kitchen space leads through to the lounge.



LOUNGE AREA

With bay window to front and feature log burner with oak mantle and stone hearth, complemented by fitted shelving and storage units beside chimney breast.



W.C.

Low-flush W.C. beneath window to rear, wash hand basin.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

Comprising fitted wardrobes, window to front elevation and a wainscot panelling along wall.



BEDROOM 2

With window to rear elevation.



BEDROOM 3

Window to front elevation.



BATHROOM

Tiled family bathroom of contemporary style, comprising a bath with rain head shower above beneath window to the rear elevation, low-flush W.C. and wash-hand basin atop wall-mounted vanity unit.



OUTSIDE

A paved patio lies to the immediate rear of the property, followed by a lawned area leading to a platform of raised decking with a shed and wall-mounted electric heaters. The front of the property presents adequate parking for up to three vehicles, also benefitting from a charging point for electric vehicles.



RAISED DECKING



TENURE

Freehold

COUNCIL TAX BAND

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

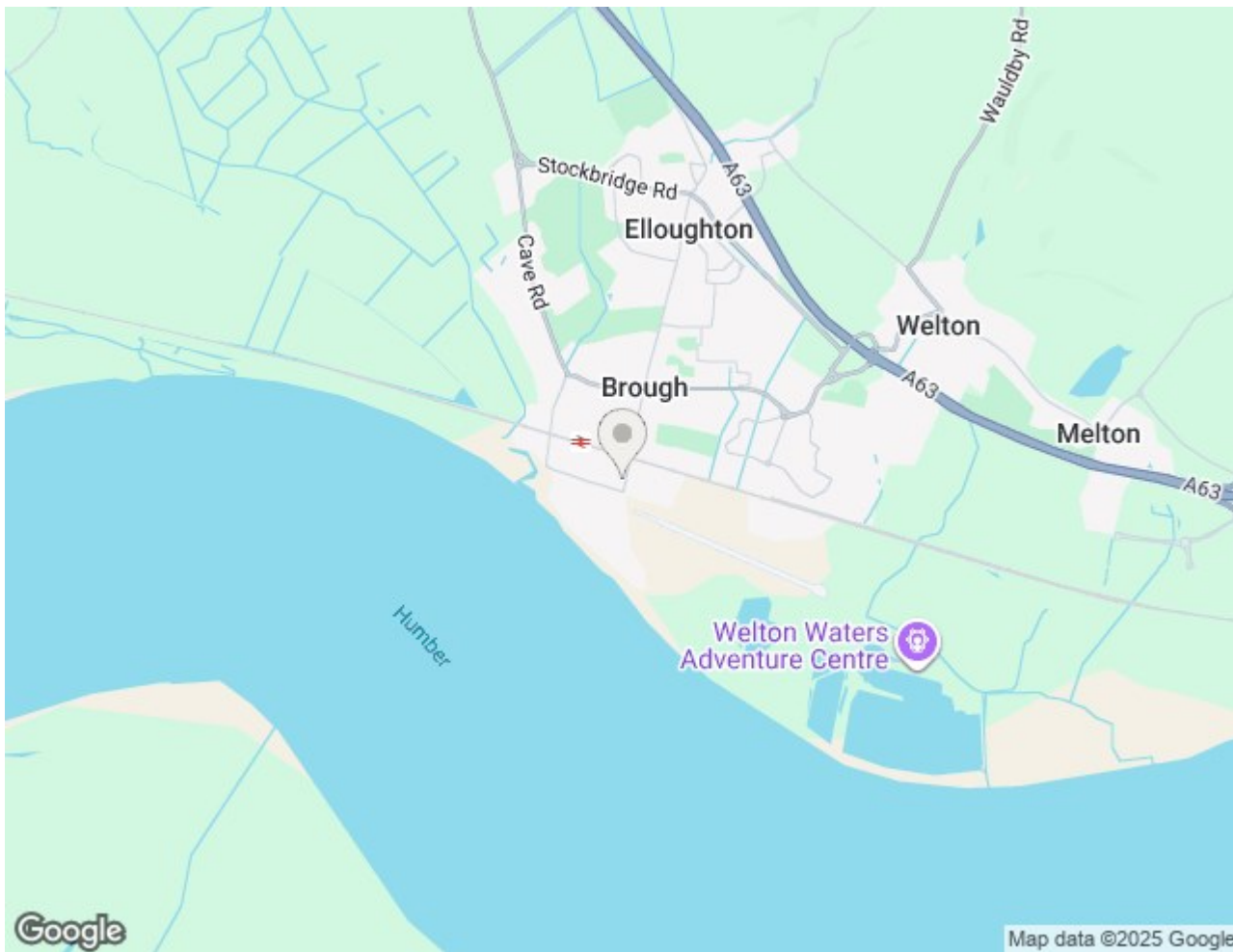
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

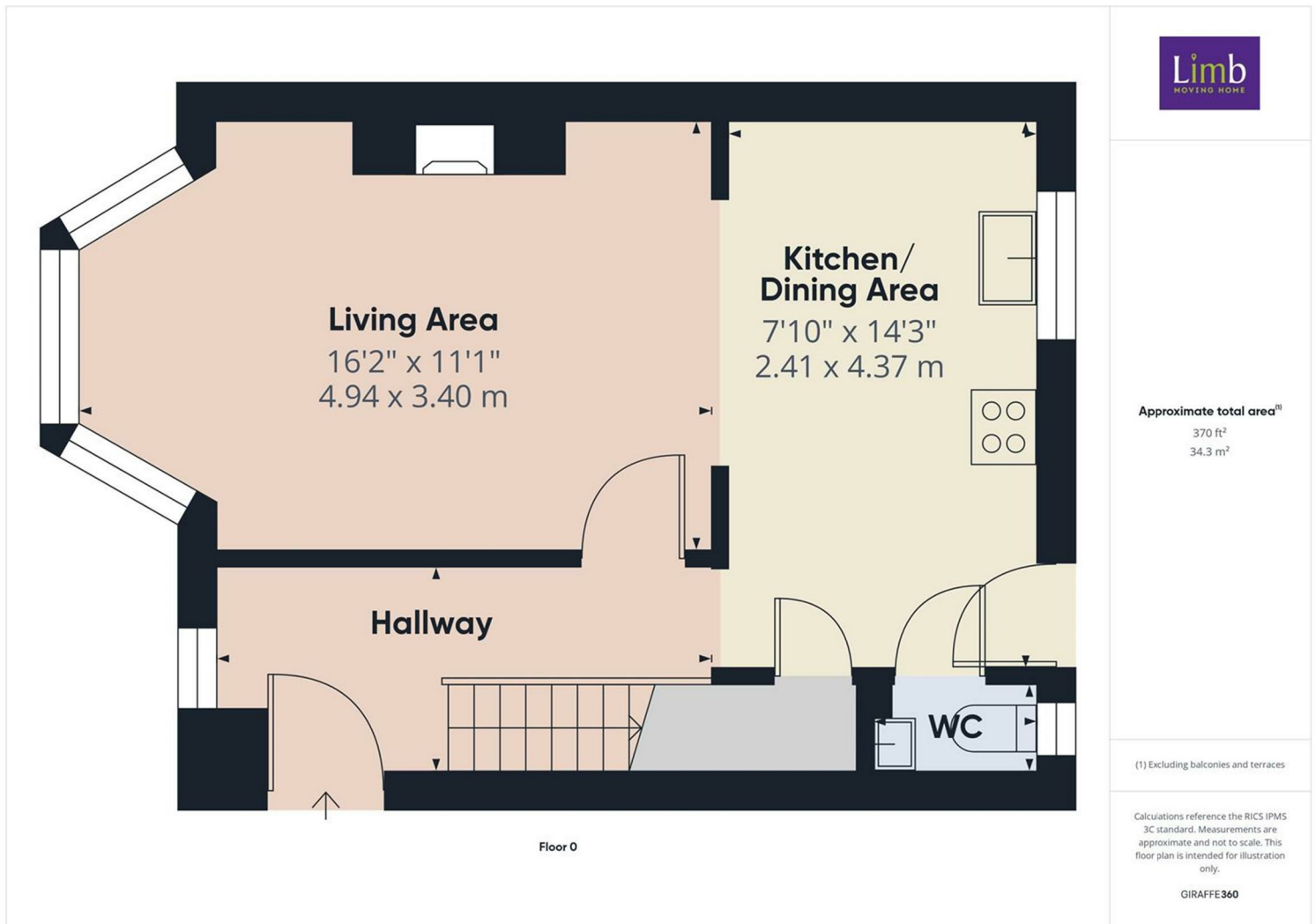
PHOTOGRAPH DISCLAIMER

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	