



9 Spitfire Drive, Brough, East Yorkshire, HU15 1YP

- 📍 Modern Semi-Detached
- 📍 Lovely Position
- 📍 Contemporary Fittings
- 📍 Council Tax Band= C

- 📍 Three Bedrooms
- 📍 Dining Kitchen
- 📍 Garden & 2 Parking Spaces
- 📍 Freehold/EPC= B

£217,500

INTRODUCTION

This modern semi-detached house occupies a lovely position within this new housing development in the popular village of Brough. The property enjoys a westerly facing rear garden and two parking spaces. Built in 2021, the accommodation has the benefit gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, cloaks/W.C., lounge with staircase off and a dining kitchen with contemporary fittings, built in appliances and ample space for a dining table and chairs. To the first floor are three good sized bedrooms and a modern bathroom with shower facility.

There is a small garden area to the front and a path leads to the side giving access to the rear garden. The rear garden is lawned with a patio area, fenced boundary and pedestrian access gate to the rear and the two parking spaces.

LOCATION

Spitfire Drive is situated off Blenheim Avenue within the new housing development to the south of Brough. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 door to the lounge.

CLOAKS/W.C.

With low flush W.C. and pedestal wash hand basin.

LOUNGE

15'0" x 14'10" approx (4.57m x 4.52m approx)

Window to front elevation. Staircase leading to the first floor off.



DINING KITCHEN

15'0" x 8'9" approx (4.57m x 2.67m approx)

Having a range of contemporary fitted base and wall units with complementing worksurfaces, sink and drainer unity and a host of integrated appliances including an oven, four ring hob, fridge/freezer, dishwasher and washer/dryer. There is ample space for a dining table and chairs and double doors opening out to the westerly facing rear garden.



DINING AREA



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

12'1" x 8'0" approx (3.68m x 2.44m approx)

Window to rear.



BEDROOM 2

11'2" x 8'0" approx (3.40m x 2.44m approx)

Window to front.



BEDROOM 3

8'10" x 6'9" approx (2.69m x 2.06m approx)

Window to rear.



BATHROOM

With contemporary suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Airing cupboard and window to front.



OUTSIDE

There is a small garden area to the front and a path leads to the side giving access to the west facing rear garden. The rear garden is lawned with a patio area, fenced boundary and pedestrian access gate to the rear and the two parking spaces.



REAR



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

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

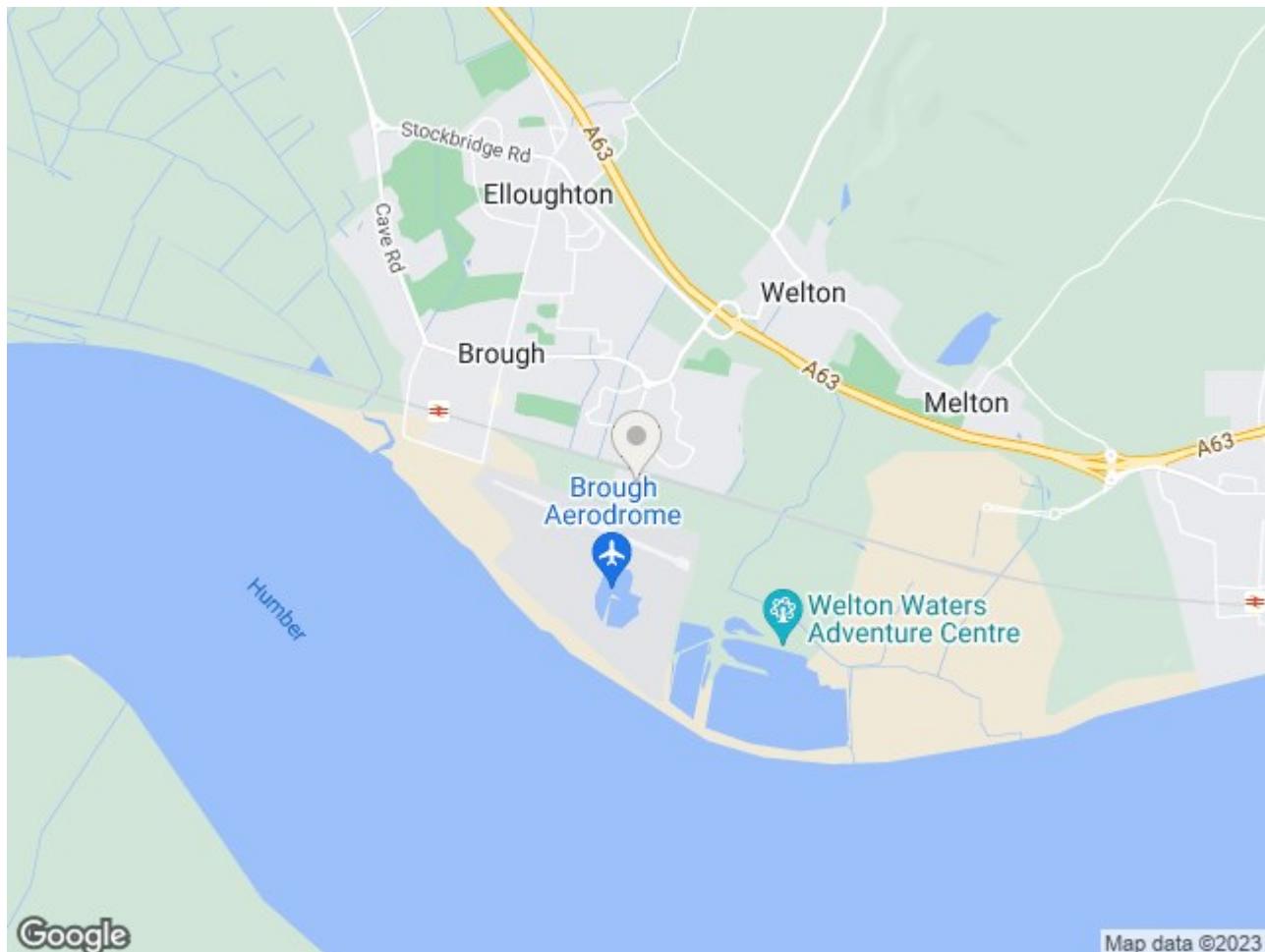
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 35.5 sq. metres (381.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 (CO ₂) 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	