

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



7 Blackburn Avenue, Brough, East Yorkshire, HU15 1BD

- 📍 End of Terrace House
- 📍 Much Extended
- 📍 Beautifully Appointed
- 📍 Council Tax Band = B

- 📍 Three Bedrooms
- 📍 Living Kitchen
- 📍 Cul-de-Sac Position
- 📍 Freehold / EPC =

£220,000

INTRODUCTION

Just take a look at the photos - this stunning end terraced property has been extended to create a fabulous home in such a convenient location. Features include a superb open plan dining kitchen with a cosy day room off complete with log burner. There is also a separate lounge. Upstairs are three bedrooms and a stylish four piece bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

Outside the frontage is dedicated to gravel hardstanding and a path to the side leads to the attractive rear garden complete with a corner decked patio, an ideal place to relax and unwind. Viewing is most definitely recommended!

LOCATION

The property is situated at the start of Blackburn Avenue within a cul-de-sac setting, close to its junction with Skillings Lane, therefore being extremely convenient for Brough's amenities.

Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

A quality composite residential entrance door opens to the hallway.

HALLWAY

Spacious hallway with staircase leading to the first floor off and storage cupboard beneath.



CLOAKS/W.C.

With low level W.C. and wash hand basin.



LOUNGE

A relaxing room with deep bay window to the front elevation.



DINING KITCHEN

An 'L' shaped kitchen stretching across the back of the house with windows and double doors opening out to the garden. There is an excellent range of fitted units with worksurfaces, ceramic sink and drainer with mixer tap, range cooker with extractor hood above, dishwasher, plumbing for washing machine and space for dryer plus space for fridge/freezer. A roof light allows light to flood in. This room is open plan in style through to the Day Room.



DINING AREA



KITCHEN AREA



DAY ROOM

A really cosy room with a log burner upon a hearth to the chimney breast.



LANDING

Spacious landing with window to side elevation, access to roof void.

BEDROOM 1

Spacious double bedroom with period fireplace to chimney breast and window to front elevation.



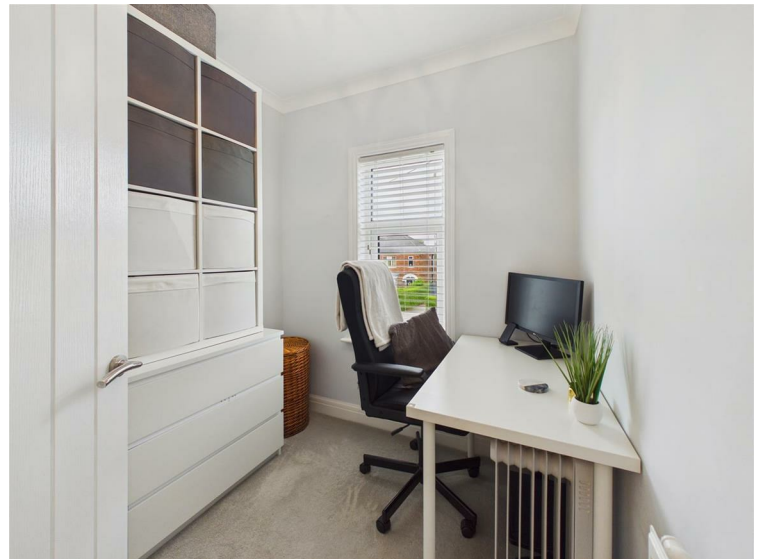
BEDROOM 2

A good sized double bedroom with window overlooking the rear garden. Period cast fireplace to chimney breast.



BEDROOM 3

Window to the front elevation.



BATHROOM

With a stylish suite comprising a low level W.C., wash hand basin, panelled bath and separate shower cubicle to corner. Contemporary tiled surround to walls and floor, underfloor heating and heated towel rail.



OUTSIDE

The frontage is set to gravel to provide excellent hardstanding. A path leads down one side of the property. The rear garden is a real feature with lawn and corner decking surrounded by contemporary fencing. There is a large shed to one corner.



ATTRACTIVE DECK



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

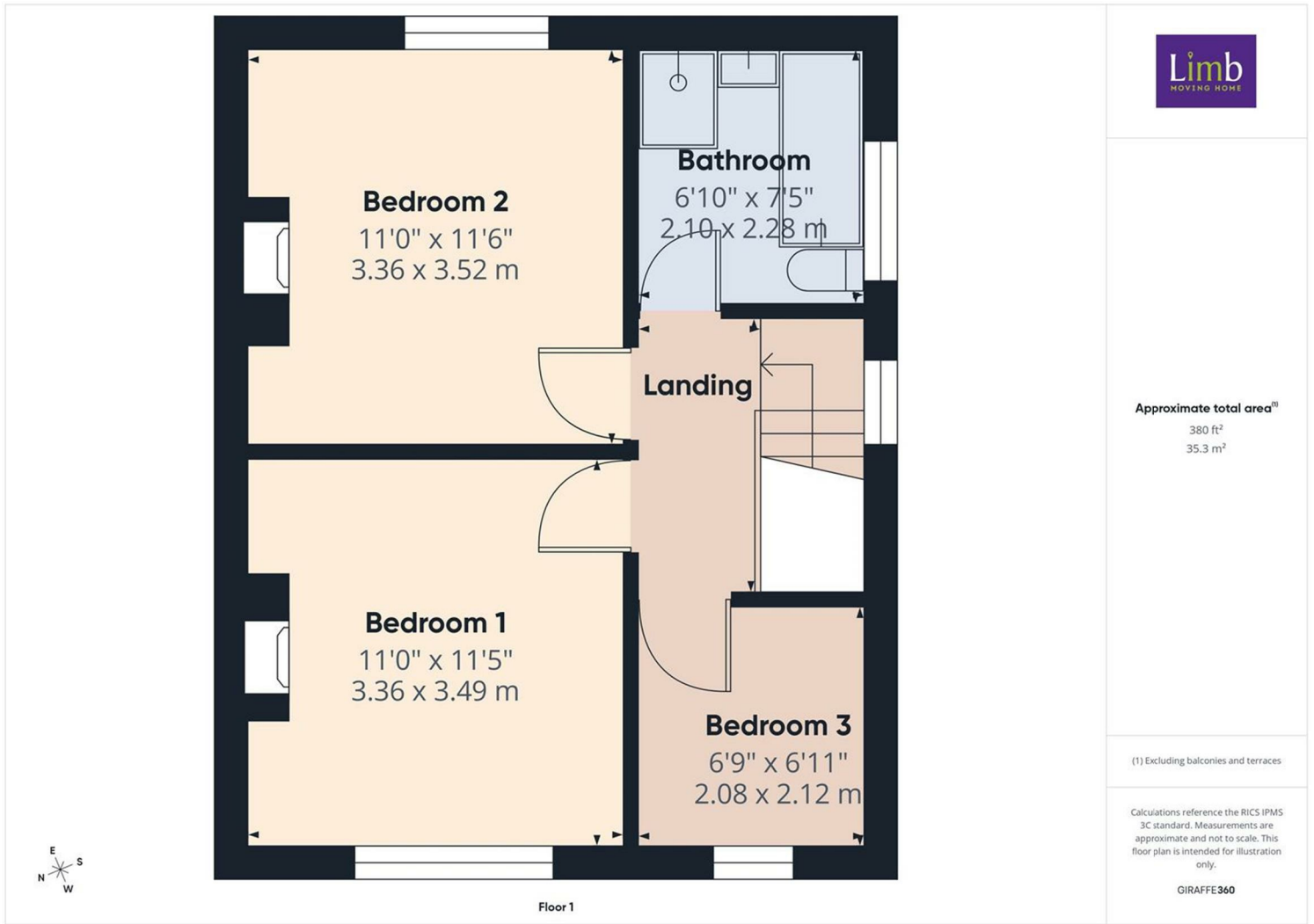
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.


PROPERTY TO SELL?

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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