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Matthew  
**Limb**  
MOVING HOME



*141 Brevere Road, Hedon, East Yorkshire, HU12 8LL*

Quarter House

Lounge

Kitchen

Council Tax Band = A

Driveway

Bedroom & Bathroom

No Onward Chain

Freehold / EPC = D

£77,500

## INTRODUCTION

Ideal for first time buyers or investors, this quarter house is offered for sale with no onward chain and a quick completion is possible. The accommodation has gas fired central heating to radiators, uPVC framed double glazing and briefly comprises a living area, kitchen, one double bedroom and upstairs bathroom. Outside there is a small courtyard to the front with store and lawned garden beyond. The driveway provides good off street parking.

## LOCATION

The Historic Town of Hedon is located just off the A1033 and offers a range of local amenities including shops, bars and restaurants. A weekly market is held in St Augustines Gate and the well regarded South Holderness Secondary School is located on the north side of the town. There are two local primary schools and good transport links into Hull City Centre and the surrounding villages.

## ACCOMMODATION

Residential entrance door to:

### LOUNGE

15'7" x 13'0" approx (measurements to extremes) (4.75m x 3.96m approx (measurements to extremes))  
With windows to front and side. Spiral staircase to the first floor.



## KITCHEN

6'10" x 5'6" approx (2.08m x 1.68m approx)

With fitted units, laminate worksurfaces, sink and drainer, cooker point and window to front.



## FIRST FLOOR

### LANDING

### BEDROOM

13'0" x 8'0" approx (3.96m x 2.44m approx)

With cupboard housing the gas central heating boiler plus further large storage cupboard. Windows to front and side.



## BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Window to front.



## OUTSIDE

An enclosed courtyard area to the front with store and lawned garden beyond. The driveway provides good off street parking.

## TENURE

Freehold

## COUNCIL TAX BAND

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

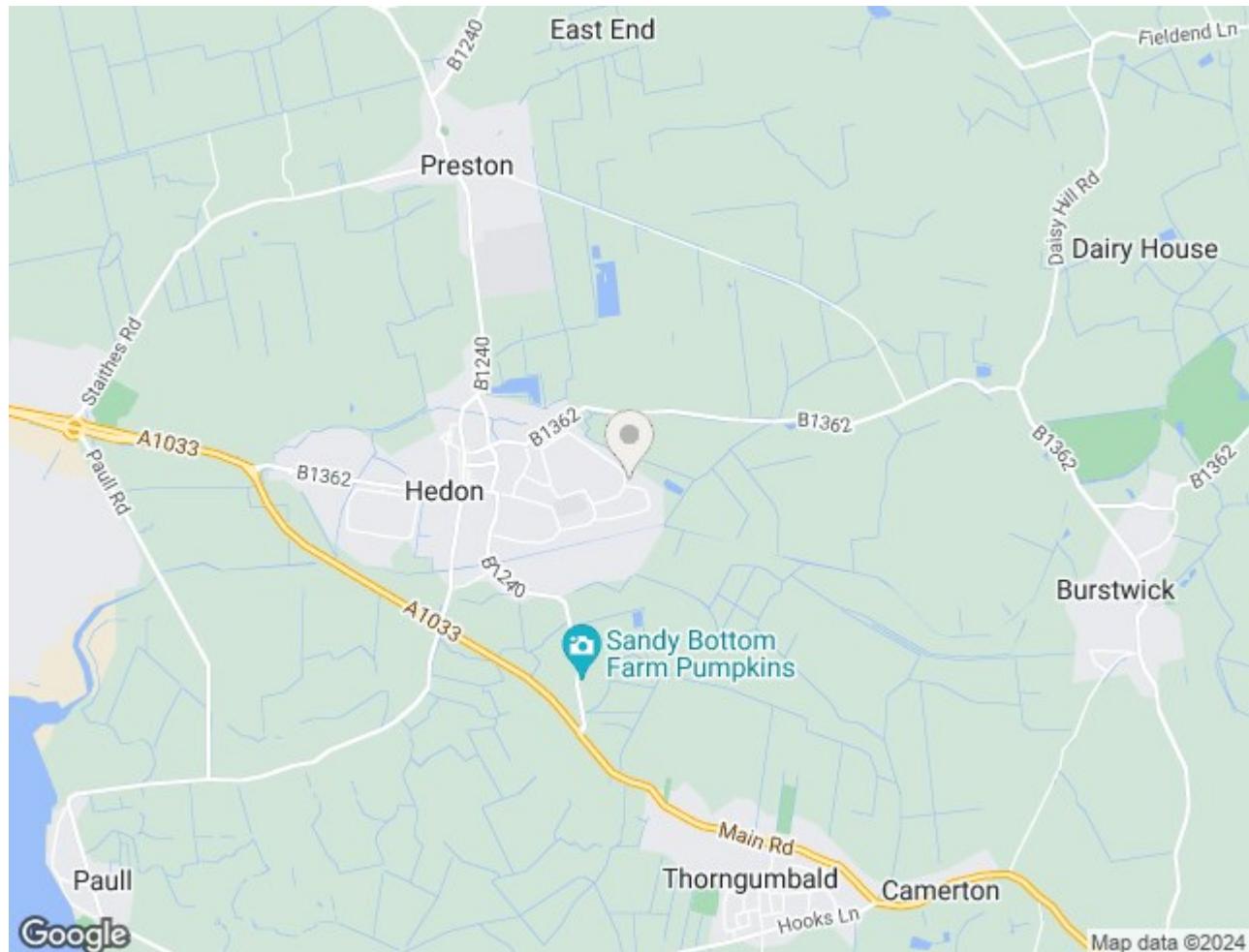
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

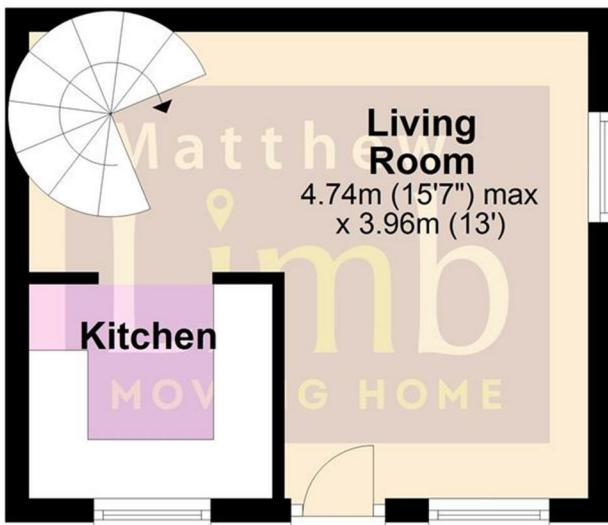
## VALUATION SERVICE

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. 18.8 sq. metres (202.1 sq. feet)



## First Floor

Approx. 19.4 sq. metres (209.0 sq. feet)



Total area: approx. 38.2 sq. metres (411.1 sq. feet)

