

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*23 Station Road, Brough, East Yorkshire, HU15 1DX*

- 📍 End Cottage
- 📍 Refurbishment Opportunity
- 📍 Two Bedrooms
- 📍 Council Tax Band = A
- 📍 Modern Bathroom
- 📍 Convenient Location
- 📍 So Much Potential!
- 📍 Freehold/EPC = D

**£119,950**



## INTRODUCTION

Set in one of the locality's most convenient locations, this two bedroom cottage presents a great refurbishment opportunity for those looking to personalise a property. With features such as a brick-surround fireplace in the living room and exposed ceiling beams in the kitchen, the space is perfect for those with a clear vision of what could be.

The accommodation briefly comprises a living room, kitchen and bathroom (recently re-fitted) on the ground floor, and two bedrooms on the first floor. The main bedroom offers a notably generous size. Outside, there is a small courtyard to the rear, ensuring ease of maintenance.

With no forward chain, this property is perfect for investors or any buyer looking for a refurbishment opportunity which will create a property of higher value.

## LOCATION

The property is situated on Station Road in Brough, a stones-throw away from the train station. Brough is a growing community and provides a good range of local shops including Aldi, Lidl, 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:

### LIVING ROOM

With brick fireplace to the centre, window to the front and door to the kitchen.



## KITCHEN

With exposed beams to ceiling, understairs storage cupboard access, fitted units and worksurfaces, sink & drainer beneath window to the rear courtyard and stairs to first floor.



## REAR LOBBY

Doors to the bathroom and rear courtyard.

## BATHROOM

With a tiled surround throughout, comprising bath with shower screen and fitting, low-flush W.C. and wash-hand basin beneath window to the rear courtyard.



## FIRST FLOOR

### LANDING

### BEDROOM 1

With fitted cupboard space and window to the front elevation.



## BEDROOM 2

Window to rear elevation.



## OUTSIDE

A courtyard with small area of gravel lies to the rear of the property. There is on-street parking to the front and parking permits are available.

## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has partial 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 A. 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.

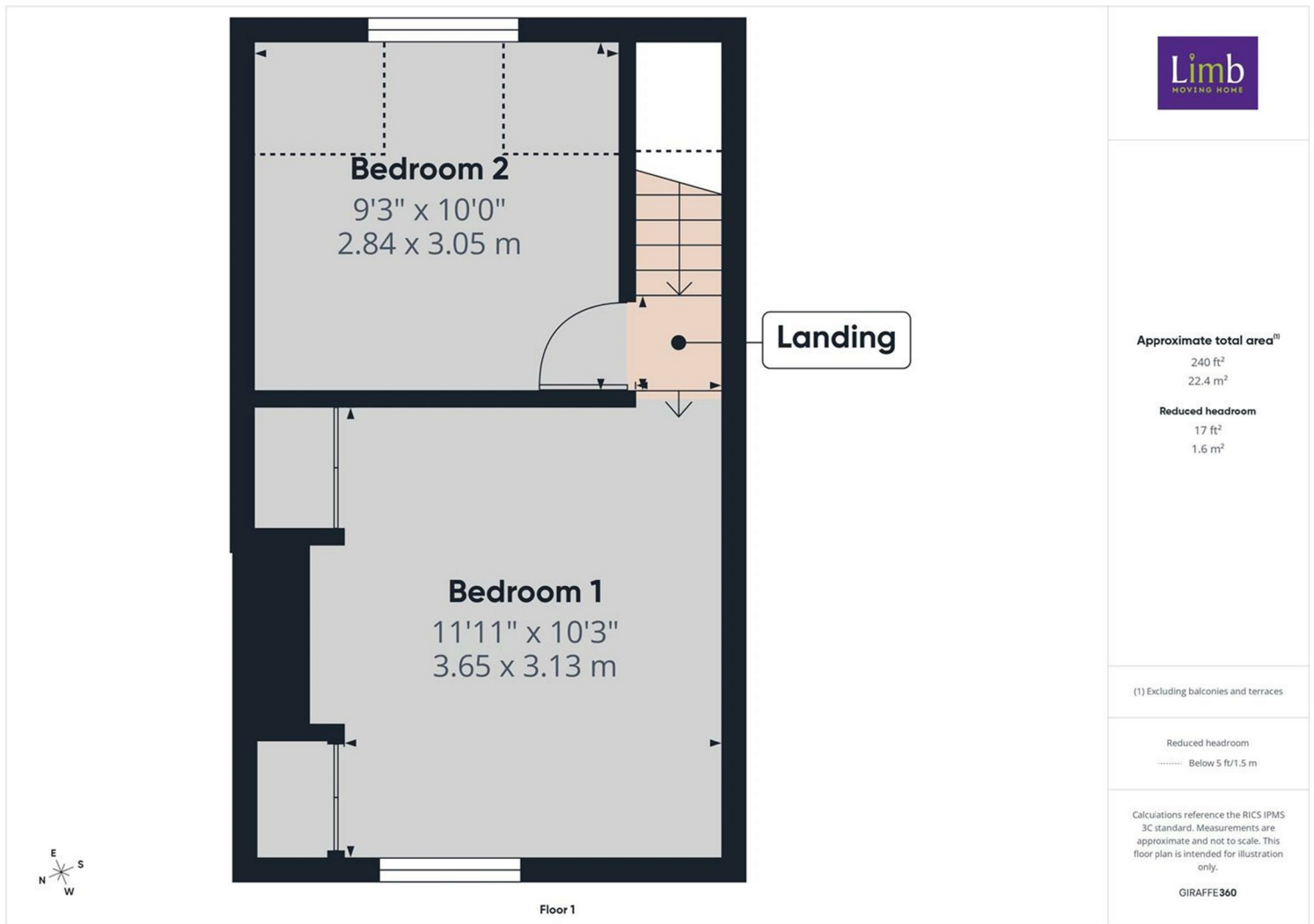
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 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 2002/91/EC	