

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*6 Sandfield Drive, Brough, East Yorkshire, HU15 1BN*

- 📍 Semi-Detached Bungalow
- 📍 Extended Accommodation
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Spacious Lounge
- 📍 Low Maintenance Gardens
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£200,000**

## INTRODUCTION

Situated close to the centre of this popular village and with many amenities on the doorstep is this well presented semi-detached bungalow. The extended accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, modern kitchen and utility room, two double bedrooms, shower room with separate W.C. plus a rear lobby leading to the rear garden, covered side drive and garage with attached workshop area.

An attractive garden extends to the front and wrought iron gates open up to the driveway which leads to the side with carport and the single garage.

## LOCATION

Sandfield Drive is situated off Welton Road, Brough, close to the centre of the village. Brough is a growing community and provides 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 HALLWAY

With storage cupboard and loft access hatch.

### LOUNGE

17'1" x 12'6" approx (5.21m x 3.81m approx)

With feature fire surround housing an electric fire. Windows to the front and side elevations.





## KITCHEN

13'8" x 8'4" approx (4.17m x 2.54m approx)

Having a range of modern base and wall units with laminate worksurfaces, sink and drainer with mixer tap, tiled splashbacks, cooker point with filter above, space for fridge/freezer, breakfast bar and window to side.



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. Windows to rear.



## REAR LOBBY

With external access doors to the garden and covered side drive. Internal access door to the garage and workshop.

## BEDROOM 1

13'0" x 11'9" approx (3.96m x 3.58m approx)  
Window to front.



## BEDROOM 2

10'8" x 9'8" approx (3.25m x 2.95m approx)  
With fitted wardrobes and window to rear.



## SHOWER ROOM

With wet room style shower area and wash hand basin. Tiling and panelling to walls. Window to rear.



## W.C.

With low flush W.C. and window to side.

## OUTSIDE

An attractive garden extends to the front and a side drive is accessed via wrought iron gates and leads onwards to a carport area and the single garage with workshop attached. The rear garden is set out for ease of maintenance being block paved with planted borders.



## 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

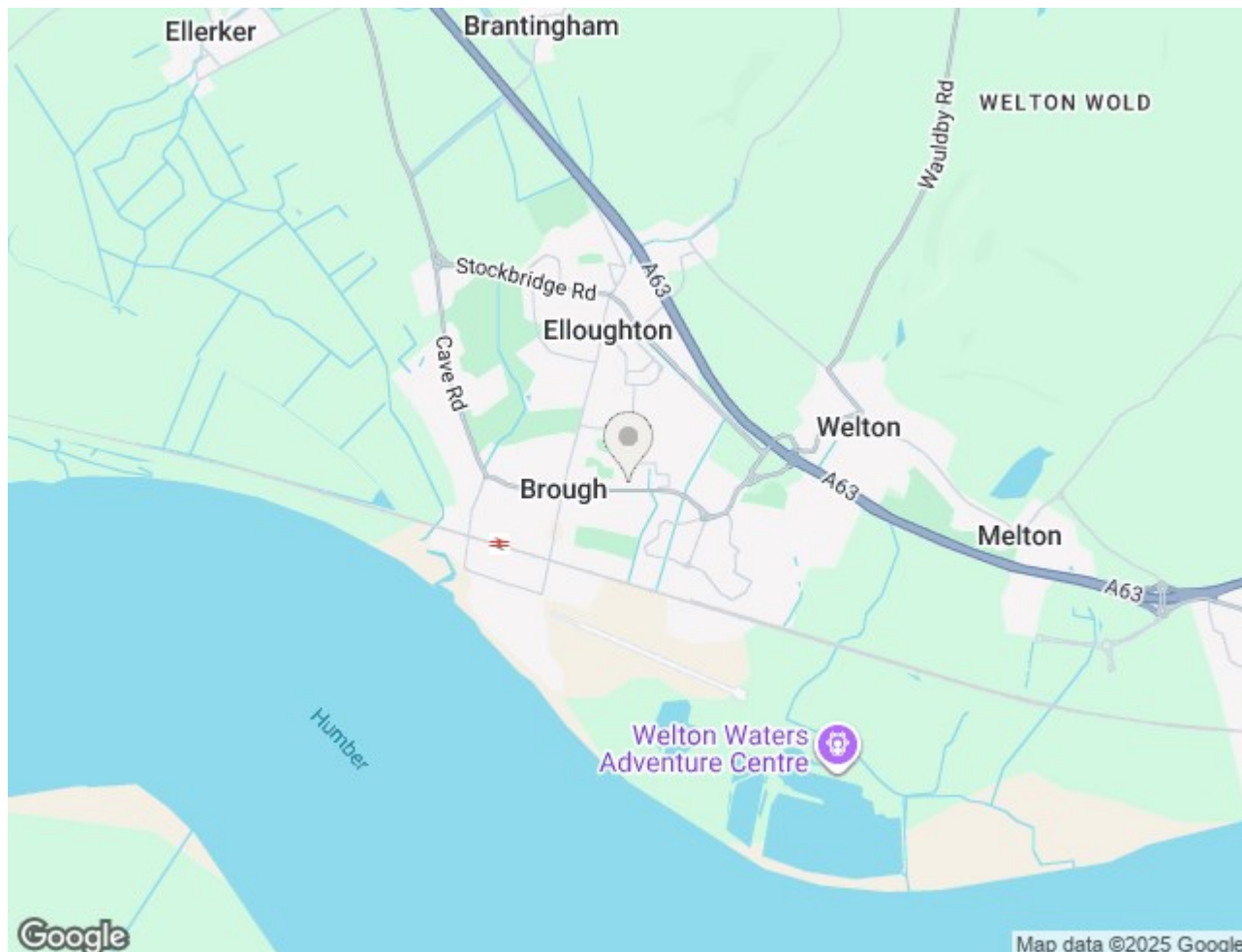
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





TOTAL AREA: APPROX. 92.4 SQ. METRES (994.2 SQ. FEET)  
**6 SANDFIELD DRIVE, BROUGH**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	