

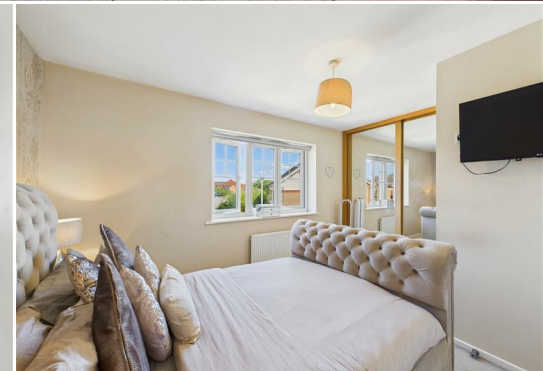
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Limb
MOVING HOME



44 Liberty Park, Brough, East Yorkshire, HU15 1FS

📍 Modern Terraced Home

📍 Open Plan Living

📍 Three Bedrooms

📍 Council Tax Band = C

📍 Lovely Rear Garden

📍 Double Parking

📍 Early Viewing Recommended!

📍 Freehold / EPC =

Offers Over £180,000

INTRODUCTION

This fabulous modern three-bedroom terraced home is presented in immaculate, "move into" condition, making early viewing highly recommended. Occupying a cul-de-sac position within a modern development, the property is perfectly placed to take advantage of Brough's excellent range of amenities. The accommodation boasts central heating and uPVC double glazing, and briefly comprises an entrance hall, a convenient downstairs W.C., and an attractive lounge with an opening to the kitchen and dining area. Double doors from the dining area lead directly out to the garden. The first floor features three comfortable bedrooms, with the main bedroom offering fitted wardrobes, and there is a modern bathroom. Outside, convenient double parking is available directly in front of the house, while the rear reveals a lovely garden attractively designed with decking and a low-maintenance artificial lawn.

LOCATION

Liberty Park is located off Ruskin Way which forms part of this popular development lying to the eastern side 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With internal door to lounge.

CLOAKS/W.C.

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



LOUNGE

With window to the front elevation and a wide opening leads through to the dining area and kitchen. A staircase with useful understairs cupboard leads up to the first floor.



DINING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a sink and drainer, oven with four ring gas hob, stainless steel splash back and filter hood above. There is plumbing for a washing machine and space for a fridge/freezer. There is a concealed wall mounted gas central heating boiler. French doors lead out to the delightful rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes to one wall with sliding mirrored fronts, window to rear elevation.



BEDROOM 2

Window to the front elevation.



BEDROOM 3

Window to the front elevation.



BATHROOM

With suite comprising a bath with shower attachment and screen, wash hand basin and low flush W.C. Tiled surround.



OUTSIDE

There is parking for two vehicles to the front of the property. The lovely rear garden has been attractively decked with a central artificial lawn. Fencing to the boundary.



REAR VIEW



HEATING

The property has the benefit of gas 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 C. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

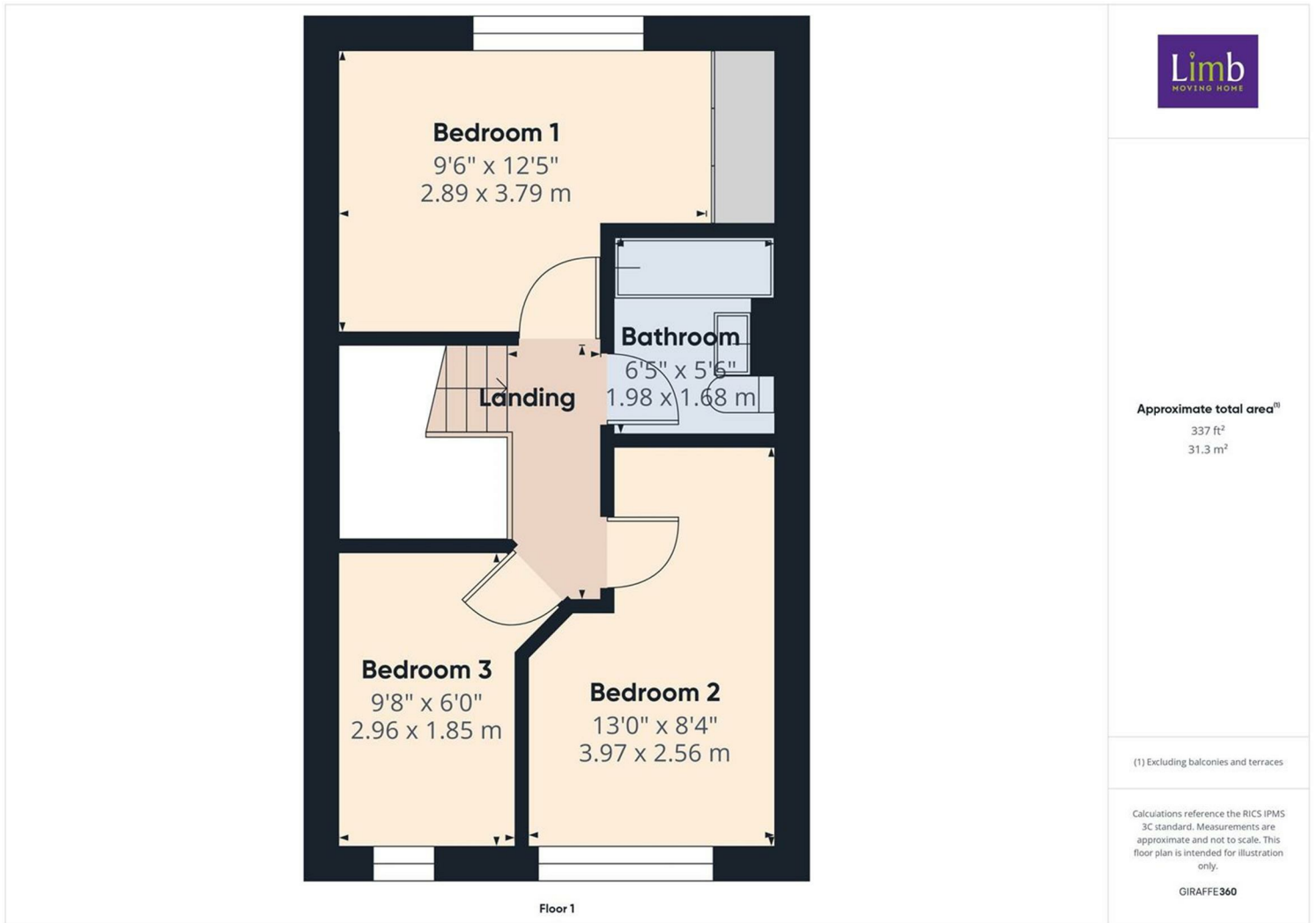
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.


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>		
England & Wales	EU Directive 2002/91/EC	