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Matthew
Limb
MOVING HOME



5 Broadley Croft, Welton, East Yorkshire, HU15 1TD

- 📍 Superb Detached House
- 📍 Ideal for a Family
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = E

- 📍 Great View to Rear
- 📍 Good Sized Garden
- 📍 Cul-de-sac Location
- 📍 Freehold/EPC = D

£365,000

INTRODUCTION

Ideal for family occupation is this superb modern detached house which enjoys a good sized garden to the rear and an attractive aspect across the adjacent cricket field. Viewing is strongly recommended to appreciate the appeal of this lovely home which briefly comprises an entrance hall, separate lounge, modern kitchen with doors leading out to the garden and in an open-plan style lies a dining room and a fabulous day room area complete with log burner. There is also a utility room and downstairs WC. Upon the first floor are a series of 4 good sized bedrooms, the main of which has an ensuite shower room and the main bathroom features a large shower enclosure. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Good parking is available to the front of the house as it has a combination of gravel and paving, in addition to a side drive, which leads to the attached single garage. The rear garden is a particular feature and incorporates an extensive paved patio area, lawned garden and a garden chalet which has power and lights supply installed together with Wi-Fi. The rear garden provides some attractive views across the adjoining cricket field.

LOCATION

Broadley Croft forms part of a popular residential development and is accessed via Wiske Avenue which runs directly off Loxley Way. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 minutes to the west of Hull and is ideal for the commuter 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 HALL

With stairs to first floor off.

LOUNGE

16'1" x 11'8" approx (4.90m x 3.56m approx)

With window to front elevation, wall mounted TV point and feature electric wall hung fire.



KITCHEN

13'9" x 11'7" approx (4.19m x 3.53m approx)

A spacious kitchen with a range of high gloss fronted units, work surfaces and a sink and drainer, integrated oven, combination microwave, four ring hob with stainless steel splashback and extractor hood above, dishwasher and fridge/freezer. Window to side and double doors leading out to the rear garden. The kitchen is open plan in style through to the:



DINING AREA

11'8" x 8'9" approx (3.56m x 2.67m approx)

With a wide opening through to the:



DAY ROOM

11'0" x 9'8" approx (3.35m x 2.95m approx)

Overlooking the rear garden with double doors leading out. A particular feature of the room is a log burner situated to one corner.



FIRST FLOOR

LANDING

Cylinder cupboard off.

BEDROOM 1

13'2" x 11'9" approx (4.01m x 3.58m approx)

With fitted mirror fronted wardrobes, feature window to front elevation.



ENSUITE SHOWER ROOM

Comprising low level WC, wash hand basin and shower enclosure.



BEDROOM 2

15'1" x 8'3" approx (4.60m x 2.51m approx)
Window to front elevation.



BEDROOM 3

9'10" x 8'4" approx (3.00m x 2.54m approx)
Window to rear elevation with a view across the cricket field.



BEDROOM 4

10'0" x 8'6" approx (3.05m x 2.59m approx)
With window to rear with view across the cricket field.



SHOWER ROOM

With suite comprising low level WC, wash hand basin and large shower enclosure, tiled surround.



OUTSIDE

Good parking is available to the front of the house as it has a combination of gravel and paving, in addition to a side drive, which leads to the attached single garage. The rear garden is a particular feature and incorporates an extensive paved patio area, lawned garden and a garden chalet which has power and lights supply installed together with Wi-Fi. The rear garden provides some attractive views across the adjoining cricket field.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

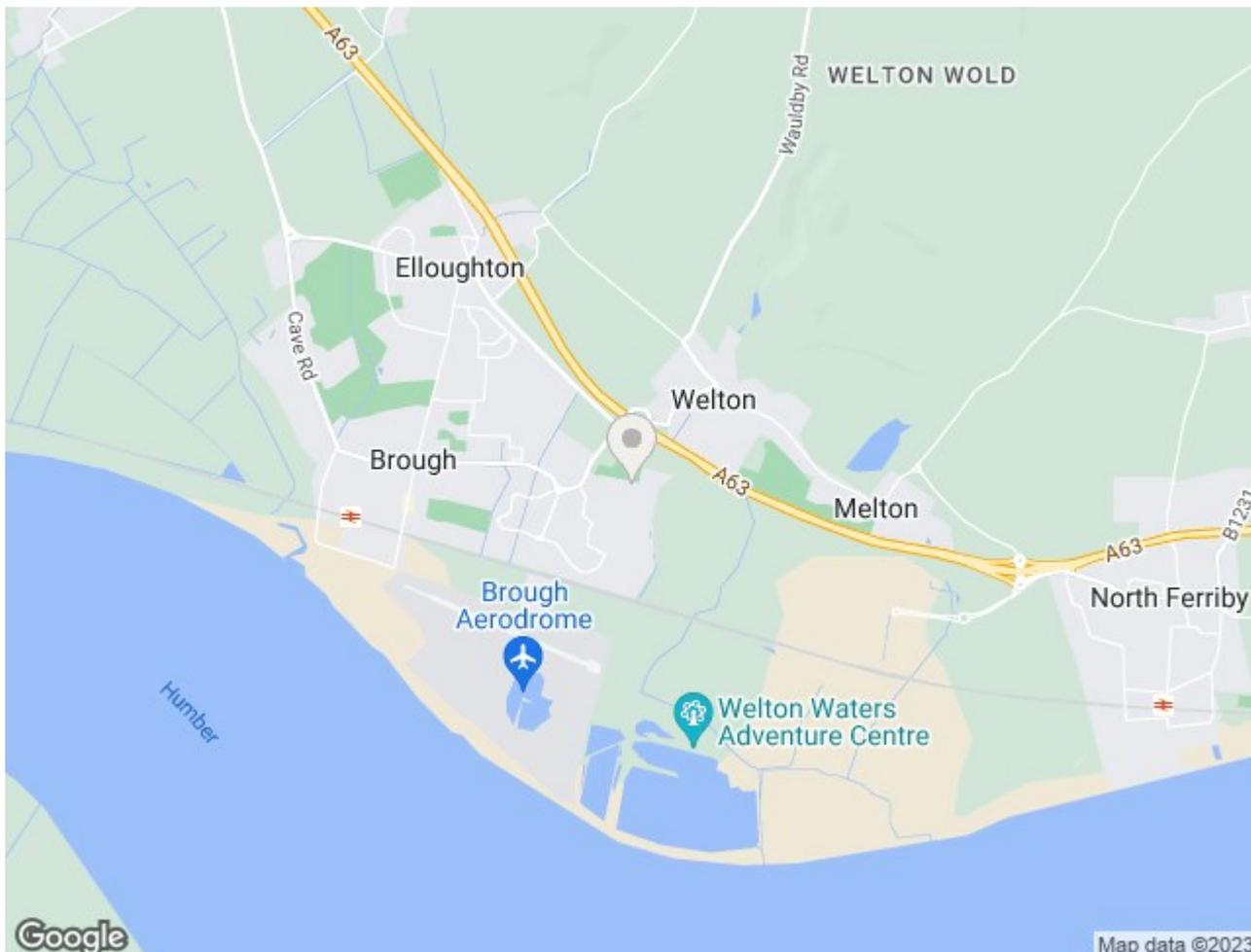
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

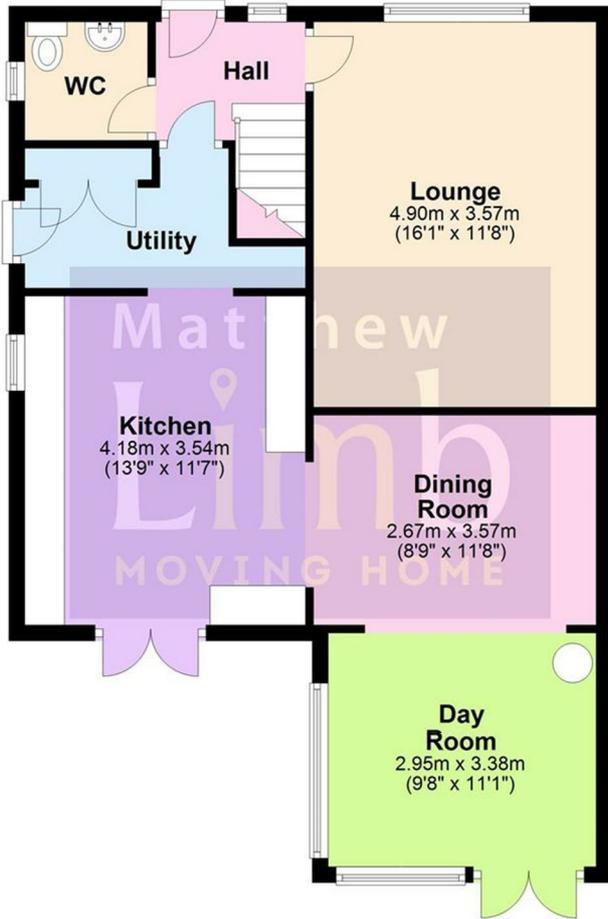
VALUATION SERVICE

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. 65.6 sq. metres (705.6 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.7 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)

