

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



11 Jefferson Drive, Brough, East Yorkshire, HU15 1AG

- 📍 Semi-Detached House
- 📍 Four Beds / Two Baths
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = C

- 📍 Fantastic Plot
- 📍 South Facing Gardens
- 📍 Parking & Garage
- 📍 Freehold / EPC = C

£310,000

INTRODUCTION

Situated within this ever popular street scene is this fantastic semi-detached house offering a superb array of accommodation, ideal for the growing family. Occupying a good sized plot with excellent parking to the front and a lovely south facing rear garden, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, play room, cloaks/W.C. and a contemporary dining kitchen with patio doors leading out to the rear garden. Upon the first floor are three good sized bedrooms and a bathroom. A staircase leads to the second floor and main bedroom plus shower room.

The property enjoys a wide frontage and the gravelled driveway provides ample off street parking. The rear garden enjoys a southerly aspect with raised patio and steps down to the lawn beyond. There is also a summerhouse with power and two sheds.

LOCATION

Jefferson drive is a sought after residential cul-de-sac situated off Elloughton Road, close to the centre of Brough village. 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 miles 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 staircase leading to the first floor.

LOUNGE

13'6" x 11'3" approx (4.11m x 3.43m approx)

With bay window to front elevation and bi-folding doors to the dining kitchen



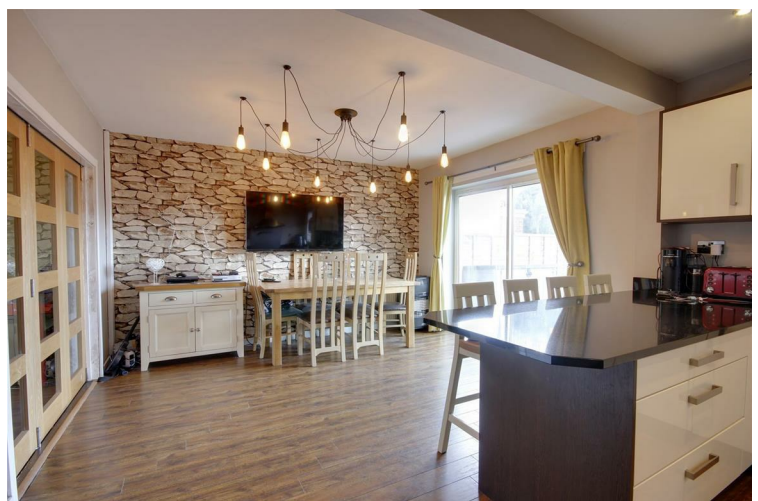
DINING KITCHEN

27'8" x 12'10" approx (8.43m x 3.91m approx)

Superb space across the rear of the property. Having a range of modern fitted base and wall units with granite worksurfaces, one and a half undermount sink and drainer with shower style mixer tap, space for a range style cooker and integrated dishwasher. There is a dining area and patio doors lead out to the rear garden.



DINING AREA



REAR LOBBY

With external access door to side.

CLOAKS/W.C.

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

PLAY ROOM

14'10" x 9'7" approx (4.52m x 2.92m approx)

With fitted units, plumbing for a washing machine, cupboard housing the gas central heating boiler. Window to front.

FIRST FLOOR

LANDING

With window to side. Staircase leading up to the second floor.

BEDROOM 2

10'10" x 10'8" approx (3.30m x 3.25m approx)

Window to rear.



BEDROOM 3

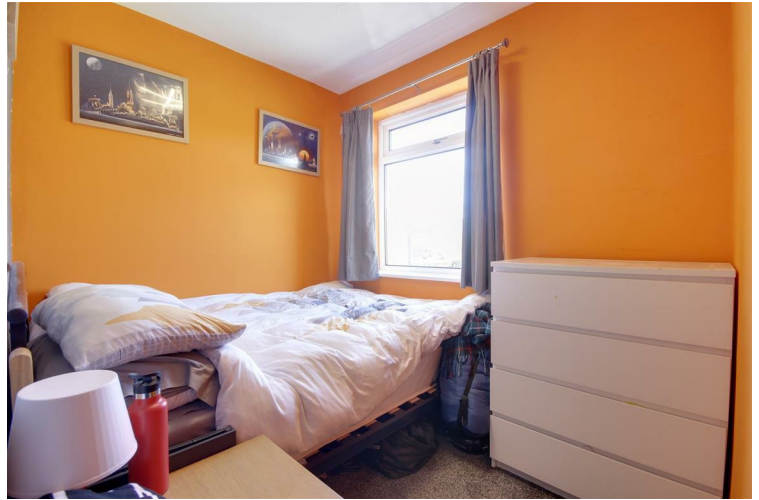
13'7" x 7'7" approx (4.14m x 2.31m approx)

Window to front.



BEDROOM 4

8'2" x 6'9" approx (2.49m x 2.06m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower over, vanity unit with circular wash hand basin and low flush W.C. Windows to side and rear.



SECOND FLOOR

LANDING

BEDROOM 1

16'6" x 10'8" approx (5.03m x 3.25m approx)
Window to rear elevation.



SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to rear.



OUTSIDE

The property enjoys a wide frontage and the gravelled driveway provides ample off street parking. The rear garden enjoys a southerly aspect with raised patio and steps down to the lawn beyond. There is also a summerhouse with power and two sheds.



PATIO



SUMMER HOUSE



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 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

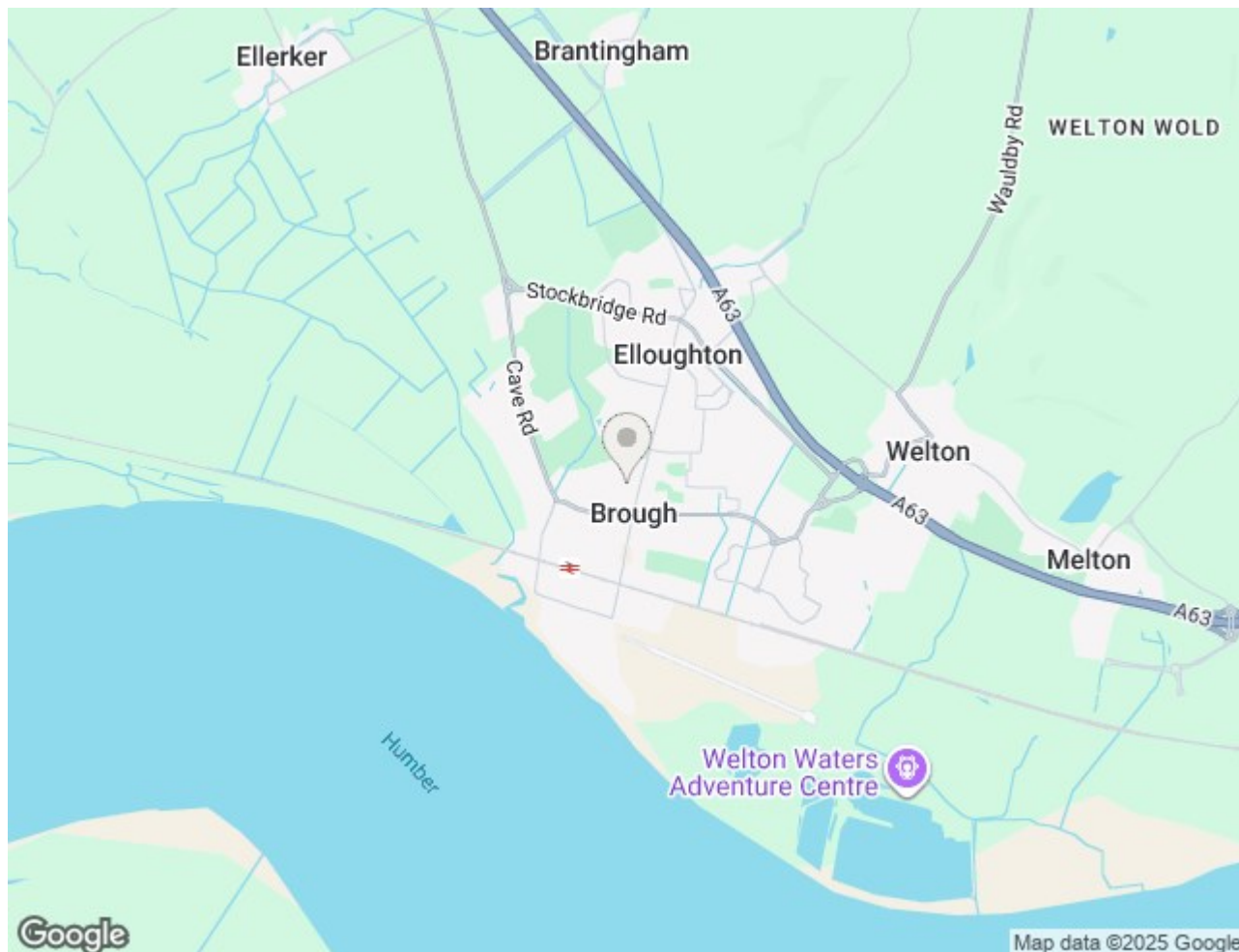
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

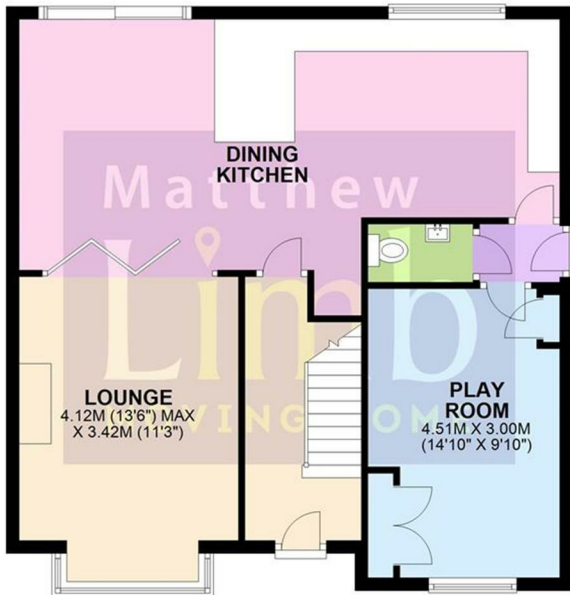
VALUATION SERVICE

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.



GROUND FLOOR

APPROX. 71.0 SQ. METRES (764.0 SQ. FEET)



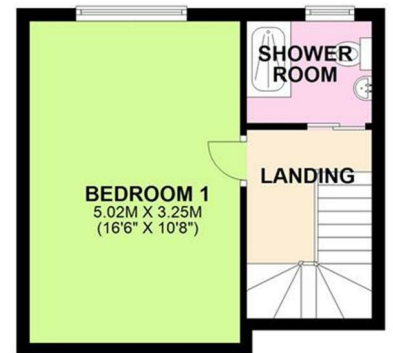
FIRST FLOOR

APPROX. 40.3 SQ. METRES (434.0 SQ. FEET)




SECOND FLOOR

APPROX. 25.8 SQ. METRES (277.7 SQ. FEET)



TOTAL AREA: APPROX. 137.1 SQ. METRES (1475.7 SQ. FEET)
11 JEFFERSON DRIVE, BROUGH

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	