

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*27 Haven Avenue, Brough, East Yorkshire, HU15 1DP*

- 📍 Move Straight In
- 📍 Semi Detached House
- 📍 Refurbished & Extended
- 📍 Council Tax Band = C
- 📍 3 Bedrooms
- 📍 Corner Style Plot
- 📍 Head of Cul-de-sac
- 📍 Freehold/EPC = TBC

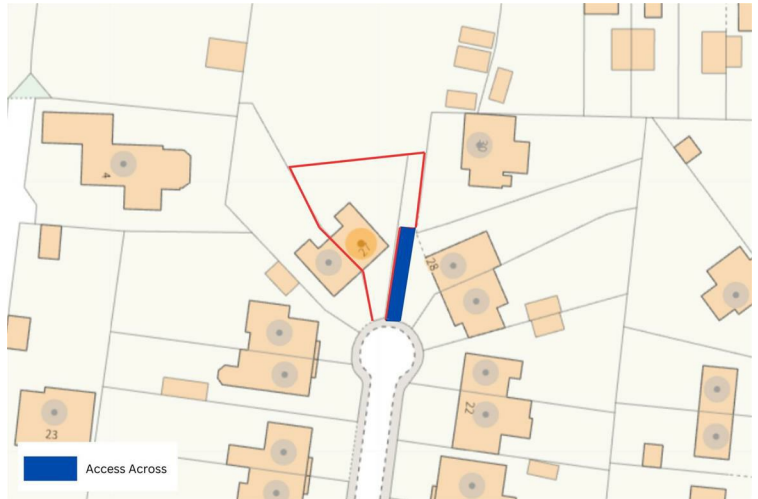
**£244,950**

## INTRODUCTION

Extended, remodelled and ready to move straight into is this lovely semi detached house. Standing at the head of a small cul-de-sac, close to the centre of Brough and its range of amenities, this traditional bay fronted property provides comfortable and attractive contemporary accommodation. Features include a fabulous open plan living kitchen, brand new fitted kitchen, with bathroom, carpets and decoration therefore ready to move straight into and an early completion should be possible. The accommodation also has the benefit of gas fired central heating and uPVC double glazing. The property occupies an interesting corner style plot with side drive which provides potential for the incoming purchaser to erect a garage (subject to permissions). The gardens extend to the rear and side of the house and are ready for an incoming purchaser to be landscaped in a way they wish.

## LOCATION

The property stands at the end of the cul-de-sac of Haven Avenue which is accessed from Welton Road, ideally placed for Brough's range of shops and amenities. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities. 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.



## AGENTS NOTE

Please note that the land beyond the rear boundary has planning permission for a small development of detached dwellings.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

Internal door with leaded glazing and matching side lights opens to the entrance hall.



## ENTRANCE HALL

With stairs leading to the first floor off, cupboard beneath.



## W.C.

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

## LOUNGE

A light and airy room with deep bay window to the front elevation.



## OPEN PLAN LIVING/DINING/KITCHEN

A fabulous open plan living/kitchen space overlooking the rear garden with double doors opening out. There is a part vaulted ceiling with Velux roof lights allowing light to flood in. The room offers plenty of flexibility for arrangement of living and dining areas. The kitchen features a brand new range of fitted units with contemporary work surfaces, sink and drainer and integrated oven, microwave, hob, extractor hood, dishwasher, fridge and freezer.





## FIRST FLOOR

### LANDING

Access to roof void, window to side.

### BEDROOM 1

With deep bay window to front elevation.



## BEDROOM 2

With window to rear elevation.



## BEDROOM 3

Window to front elevation.



## BATHROOM

With brand new suite comprising bath, low level W.C., wash hand basin in cabinet, shower enclosure, heated towel rail.





## OUTSIDE

The property occupies a corner style plot currently with lawned garden to the front and hedging to the boundary. This could readily be configured/landscaped to provide additional parking. The property has the benefit of a side drive which allows the incoming purchaser to consider erecting a garage (subject to permissions). The garden space extends to the rear and one side of the house together with paving to the perimeter of the dwelling itself. The garden is ideal for those who wish to put their own stamp on things and landscape it to their own requirements.



## 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

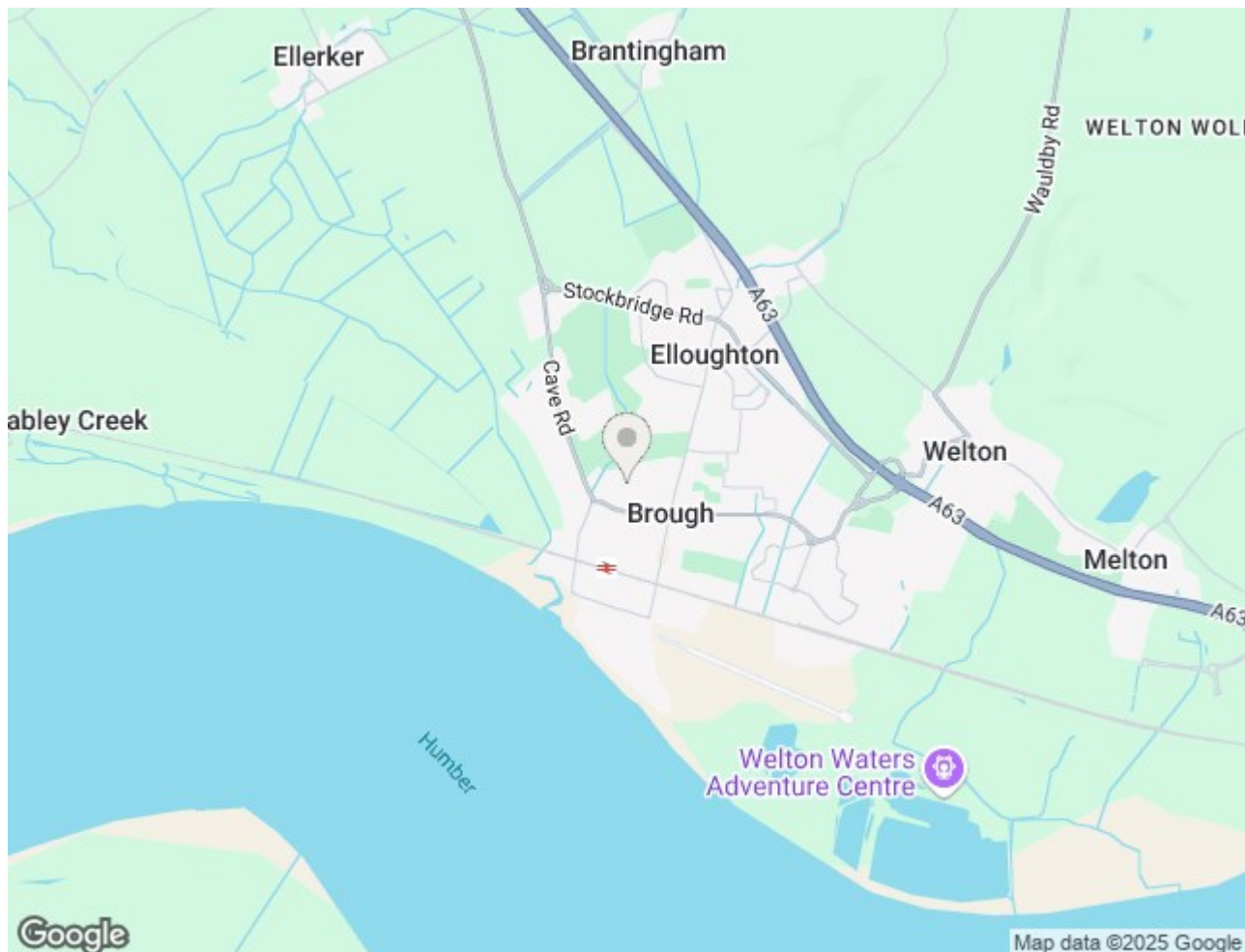
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

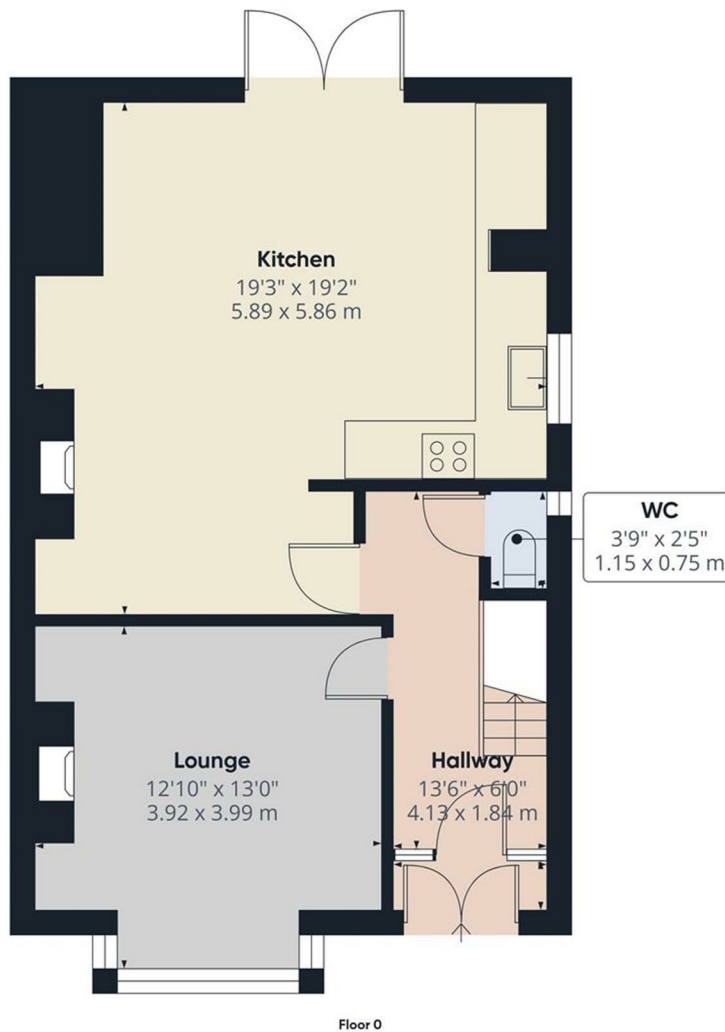
## PHOTOGRAPH DISCLAIMER

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.



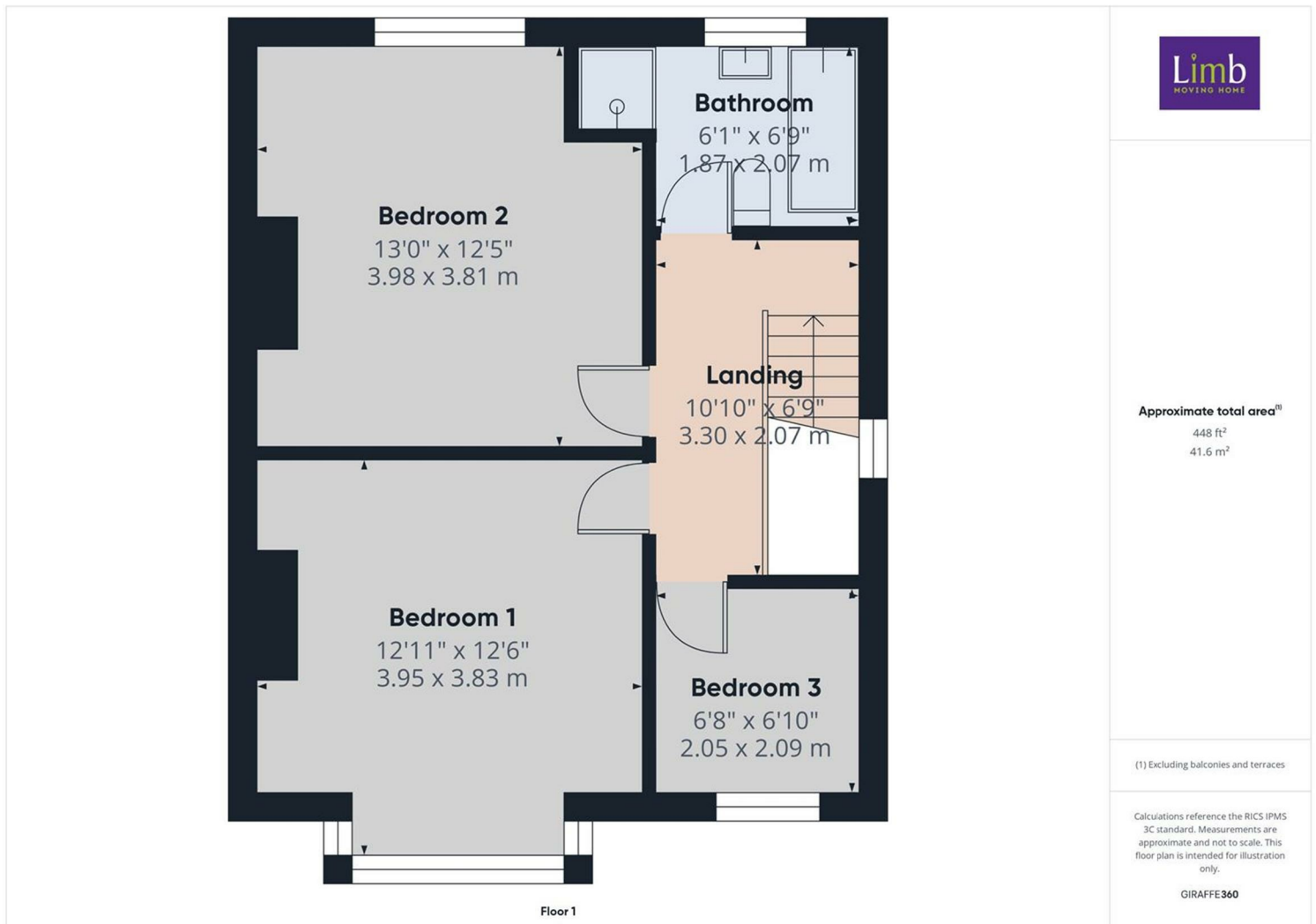


**Approximate total area<sup>m</sup>**  
568 ft<sup>2</sup>  
52.8 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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	