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Limb
MOVING HOME



7 Etherington Field, Brough, East Yorkshire, HU15 1UL

- 📍 Nearly New Detached
- 📍 Open Plan Kitchen
- 📍 4 Bedrooms
- 📍 Council Tax Band = E

- 📍 Bathroom & En-Suite
- 📍 Attractive Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC - B

£318,000

INTRODUCTION

This nearly new detached house, built by Bellway Homes in 2024, offers a fantastic opportunity to acquire a contemporary and stylish family home. Immaculately presented throughout, the accommodation comprises a welcoming entrance hall, a convenient cloakroom/W.C., a spacious lounge perfect for relaxation, and a modern open-plan kitchen with integrated appliances and French doors that seamlessly connect to the rear garden. A separate utility room adds practicality for busy family life. Upstairs, four generously sized bedrooms provide ample space for everyone, with the principal bedroom benefiting from a private en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Outside, the rear garden offers a delightful blend of paved patio areas and lawn, fully enclosed by fencing for privacy and security. The front garden enhances the property's curb appeal, while a driveway and integral single garage provide convenient off-street parking.

LOCATION

Etherington Field is situated off Blenheim Avenue and forms part of the Palmers Grange development by Bellway Homes to the south of Brough. 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 HALL

With staircase leading up to the first floor and internal access door to the garage.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.

LOUNGE

14'9" x 11'4" approx (4.50m x 3.45m approx)

With feature panelling to one wall, window to front.



OPEN PLAN KITCHEN

23'7" x 9'10" approx (7.19m x 3.00m approx)

Situated to the rear of the property with French doors leading out to the rear patio and garden beyond. The kitchen has a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer, Zanussi oven and combination microwave oven plus four ring gas hob with filter hood above. There is a integrated dishwasher and fridge/freezer plus a useful downstairs storage/pantry cupboard.



DINING AREA



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and external access door to side.



FIRST FLOOR

LANDING

With cylinder cupboard.

BEDROOM 1

14'0" x 11'11" approx (4.27m x 3.63m approx)
Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, wash hand basin and low flush W.C. Tiled floor, inset spot lights and window to front.



BEDROOM 2

11'11" x 8'1" approx (3.63m x 2.46m approx)
Window to front.



BEDROOM 3

10'8" x 8'4" approx (3.25m x 2.54m approx)
Window to rear.



BEDROOM 4

12'11" x 7'8" approx (3.94m x 2.34m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

A lawned garden extends to the front and a driveway provides off street parking and leads up to the single integral garage. The rear garden has been attractively landscaped with patio areas, lawn and fencing to the perimeter.



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

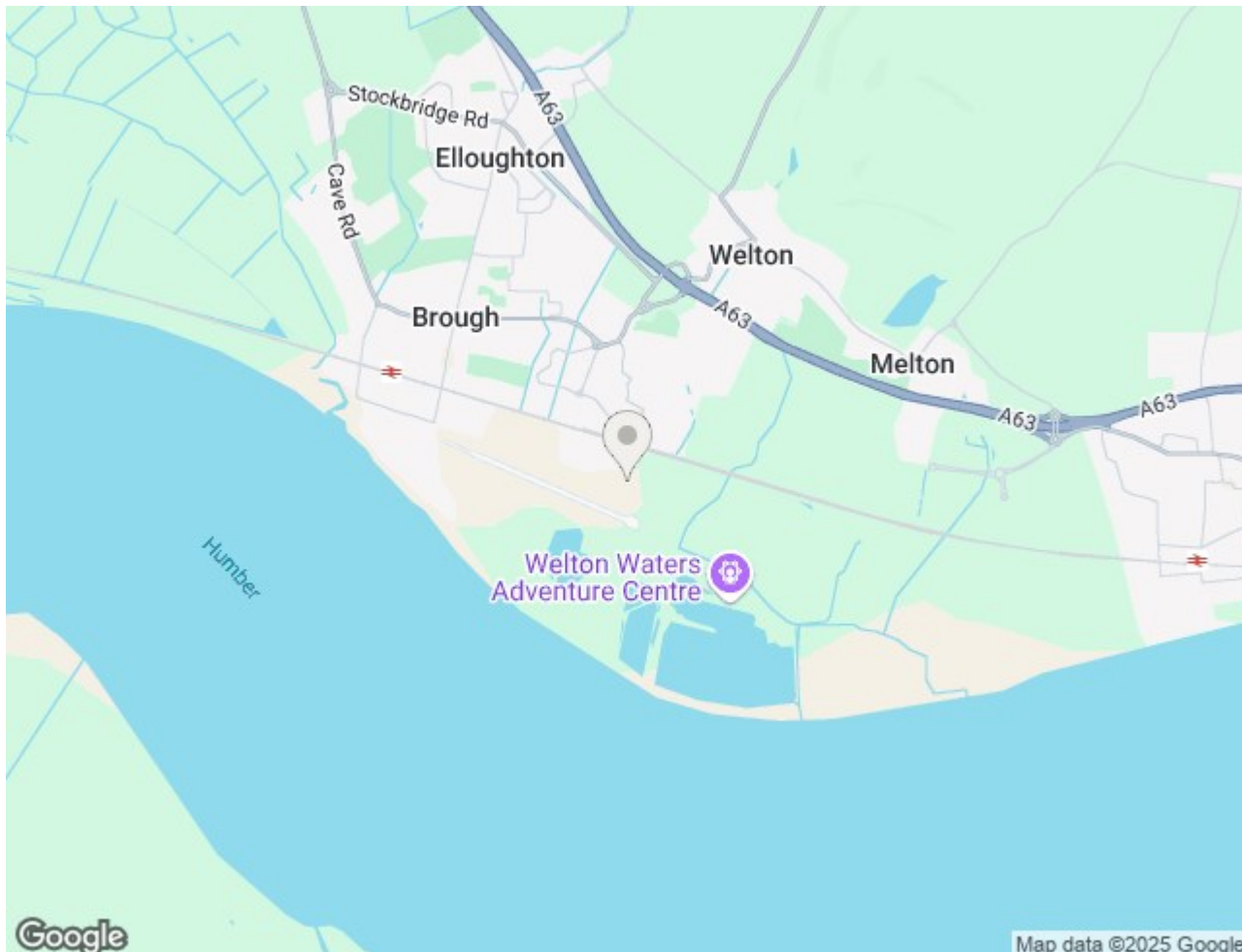
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



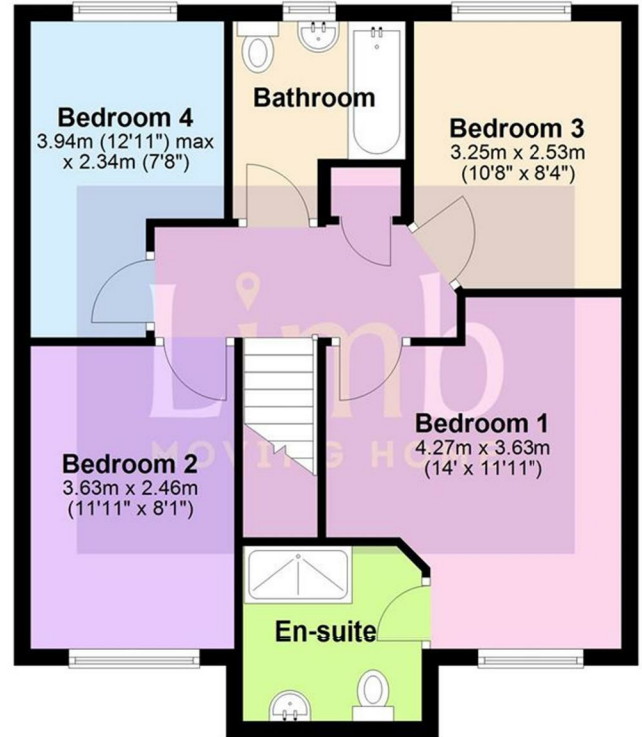
Ground Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 119.8 sq. metres (1289.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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	