

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*27 Kingscroft Drive, Welton, East Yorkshire, HU15 1FH*

- 📍 Impressive Detached House
- 📍 4 Good Bedrooms
- 📍 Open Plan Kitchen
- 📍 Council Tax Band = E

- 📍 Solar Panels
- 📍 Attractive Garden
- 📍 Parking & Garage
- 📍 Freehold/EPC = C

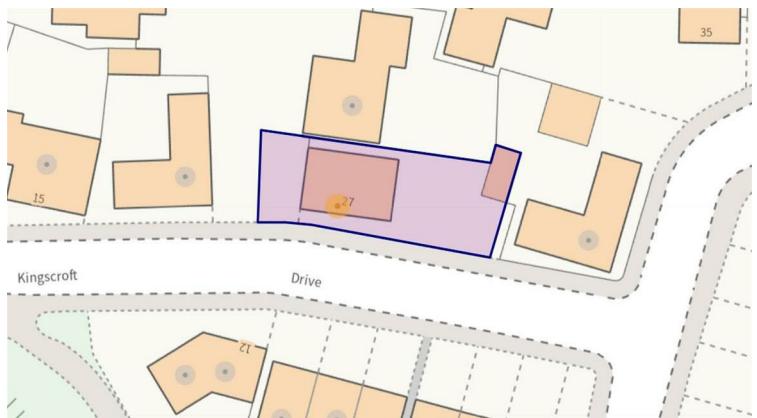
£295,000

## INTRODUCTION

This impressive modern detached house provides an excellent range of accommodation together with an attractive garden with quality gazebo to one corner. The property is of modern construction and with energy efficiency enhanced with a series of solar panels installed. The accommodation is depicted on the attached floorplan and briefly comprises a central hallway with cloaks/W.C. off, large twin aspect lounge with double doors opening out to the garden and a particular feature is the open plan living/dining kitchen with its stunning units, breakfast bar area and a host of integrated appliances. There is also a utility room. Upon the first floor is an attractive galleried landing providing access to four good sized bedrooms and the bathroom. The main bedroom has the benefit of an en-suite shower room. The accommodation has uPVC framed double glazing and gas fired central heating to radiators. The property occupies a good sized plot and has an attractive garden with a corner patio. A driveway provides parking and access to the garage. No onward chain.

## LOCATION

The property occupies a lovely position along Kingscroft Drive which can be found off Munstead Way and Ruskin Way in 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

With a quality composite residential entrance door to:

### ENTRANCE HALLWAY

An impressive central hallway with stairs leading to the first floor off with storage cupboard beneath.

### W.C.

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

### LOUNGE

19'9" x 11'2 approx (6.02m x 3.40m approx)

A striking lounge which has a window to the front and double doors opening out to provide direct access to the garden.



## OPEN PLAN LIVING KITCHEN

19'10" x 11'5" approx (6.05m x 3.48m approx)

The heart of the house, this room is accessed via double doors from the hallway. There are windows to both front and side elevations. The kitchen incorporates a range of striking dark blue coloured units with breakfast bar peninsular, Belfast sink plus mixer tap, integrated oven, four ring gas hob, filter hood above and dishwasher. There is a tiled floor and open access through to the utility room.



## KITCHEN AREA



## DINING AREA



## UTILITY ROOM

With fitted units, plumbing for automatic washing machine and space for dryer, tiling to floor, external access door to rear.



## FIRST FLOOR

### GALLERIED LANDING

A particularly attractive landing area with large cupboard situated off.



## BEDROOM 1

12'0" x 11'5" approx (3.66m x 3.48m approx)  
 Window to side elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and large shower enclosure.



## BEDROOM 2

11'7" x 9'9" approx (3.53m x 2.97m approx)  
 Window to side elevation.



### BEDROOM 3

9'10" x 8'1" approx (3.00m x 2.46m approx)

Window to front elevation.



### BEDROOM 4

10'7" x 7'7" approx (3.23m x 2.31m approx)

Window to front elevation.



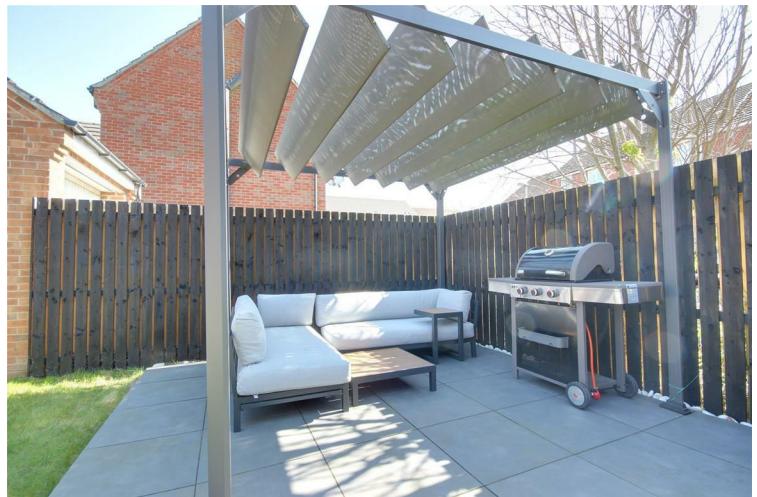
### BATHROOM

With suite comprising low level W.C., wash hand basin and bath.



## OUTSIDE

The property occupies a good sized plot and the garden is mainly lawned together with a corner patio. A driveway leads to the single garage.



## 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.

## SOLAR PANELS

The solar panels are not owned by the vendor however, any incoming purchaser will benefit from the energy provided. The roof space is leased by the solar panel provider. Further information can be gained upon request. Any incoming purchaser would need to take their own legal advice regarding 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.

## *AGENTS NOTE*

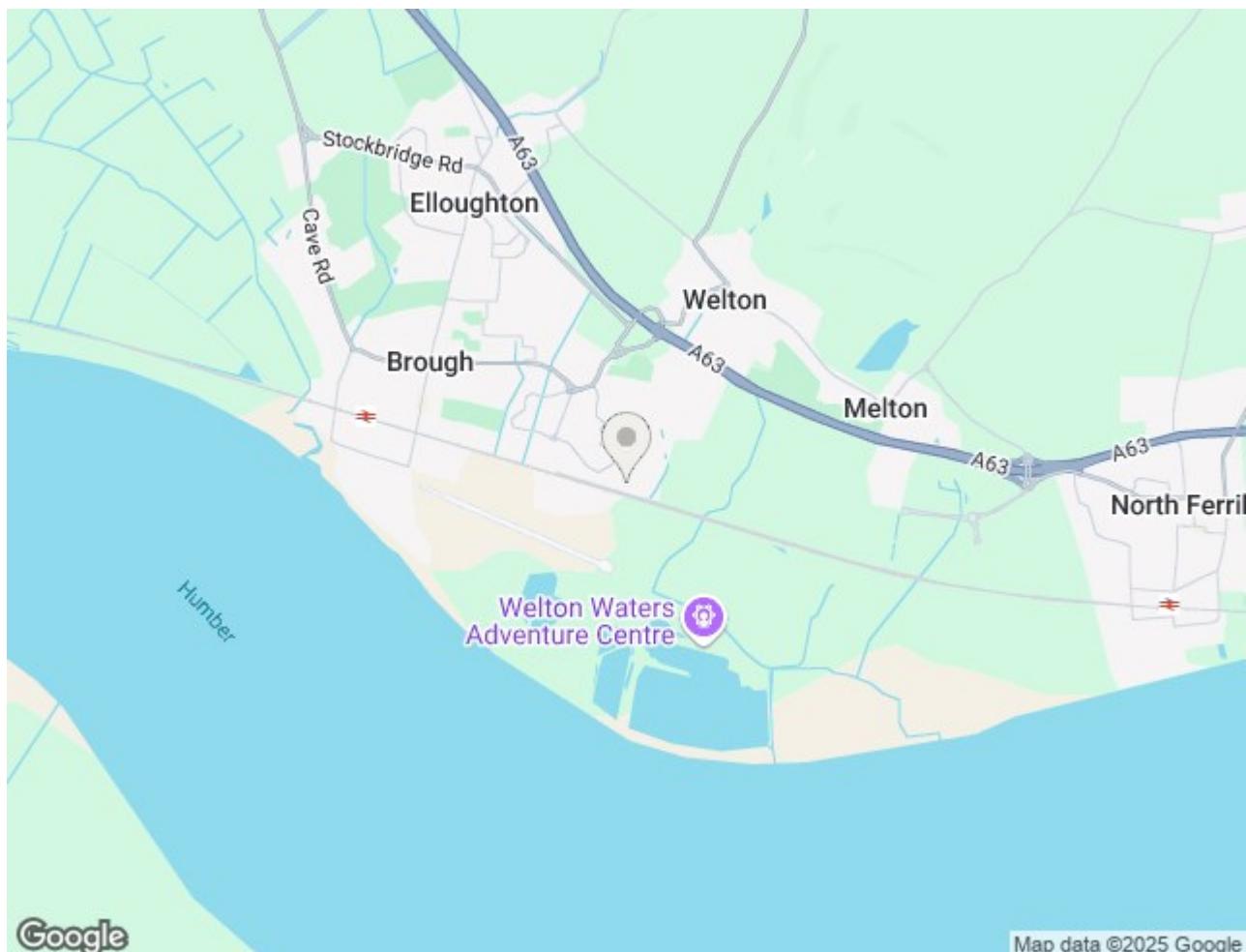
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 109.8 sq. metres (1181.4 sq. feet)  
**27 Kingscroft Drive**

## 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
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