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Matthew  
**Limb**  
MOVING HOME



*32 Augustus Drive, Brough, East Yorkshire, HU15 1DH*

- 📍 Super Det. House
- 📍 'Move Into' Condition
- 📍 Contemporarily Styled
- 📍 Dining/Kitchen
- 📍 Four Bedrooms
- 📍 Double Garage
- 📍 Garden Chalet
- 📍 EPC = C

**£300,000**

## INTRODUCTION

Situated at the end of a cul-de-sac ideally placed for the village centre is this super detached house. Viewing is strongly recommended to appreciate the appeal of this lovely home which has been upgraded in recent times by the current owners in a contemporary style and is also very well presented. The accommodation has central heating and double glazing and briefly comprises an entrance hallway, downstairs cloaks/W.C, twin aspect lounge with doors out to the garden, dining kitchen with an extensive range of fitted units, four bedrooms and a bathroom. A gas fired central heating system is served by a recently installed boiler and there is uPVC framed double glazing. Outside excellent parking is available to the front together with a detached double garage. Access can be gained to one side of the property where sheds are located and to the rear there is a garden with a lawn, large deck and garden chalet ideal for a variety of purposes.

## LOCATION

## ACCOMMODATION

An attractive and quality composite entrance door opens to:

### ENTRANCE HALL

With staircase to first floor off.

### CLOAKS/W.C

With low level W.C and wash hand basin, tiling to the walls and floor.

### LOUNGE

21'9" x 11'0" approx (6.63m x 3.35m approx)

With canti-lever window to front elevation, double doors to the rear.





## ALTERNATIVE VIEW



## DINING KITCHEN

18'2" x 12'9" approx (5.54m x 3.89m approx)

Having a range of fitted base and wall mounted units with work surfaces. Integrated double oven, hob with extractor hood above, dishwasher, fridge freezer. There is a sink and drainer, tiled surround. Window to side and rear elevations and external access door out to the garden.



## ALTERNATIVE VIEW



## FIRST FLOOR

## LANDING

### BEDROOM 1

12'8" x 11'4" approx (3.86m x 3.45m approx)  
With window to front elevation.



### BEDROOM 2

11'8" x 9'10" approx (3.56m x 3.00m approx)  
Window to front elevation.



### BEDROOM 3

10'1" x 9'10" approx (3.07m x 3.00m approx)  
Window to rear elevation.



### *BEDROOM 4*

10'0" x 6'7" approx (3.05m x 2.01m approx)  
Window to rear elevation.



### *BATHROOM*

With suite comprising low level W.C., wash hand basin and bath with shower over and screen, tiled surround.



### *OUTSIDE*

A block set forecourt provides excellent parking and access to the detached double garage. To the rear of the garage is a shed plus there is a further shed located to the side of the house. The rear garden has a lawn and an extensive decked patio which houses a large timber garden chalet which is ideal for a variety of uses.





## TENURE

Freehold

## COUNCIL TAX BAND

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

## VIEWING APPOINTMENT

TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



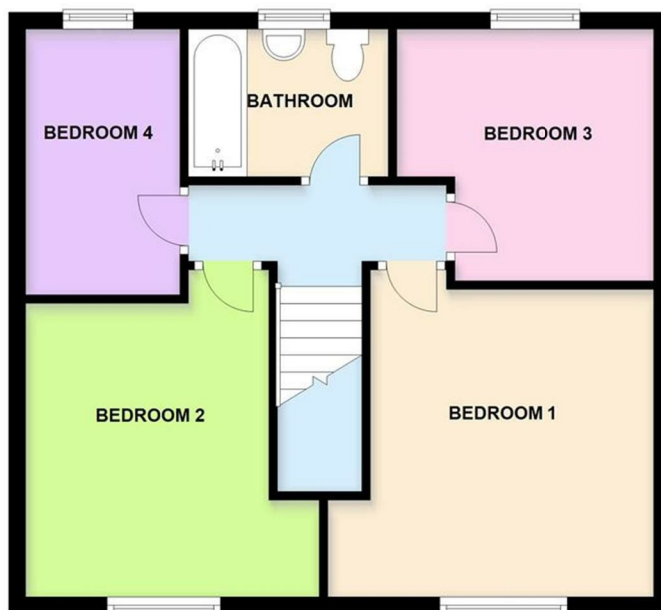
**GROUND FLOOR**

APPROX. 48.8 SQ. METRES (525.6 SQ. FEET)



**FIRST FLOOR**


APPROX. 50.7 SQ. METRES (545.5 SQ. FEET)



TOTAL AREA: APPROX. 99.5 SQ. METRES (1071.0 SQ. FEET)  
32 AUGUSTUS DRIVE, BROUGH



### 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	

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### 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	