

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



35 The Oval, Brough, East Yorkshire, HU15 1BT

- 📍 Semi-Detached House
- 📍 Three Bedrooms
- 📍 Dining Kitchen & Utility Space
- 📍 Council Tax Band = A
- 📍 Outdoor Kitchen & Bar
- 📍 Generous Off Street Parking
- 📍 Large Garage
- 📍 Freehold / EPC =

£200,000

INTRODUCTION

Offered with no onward chain, this well proportioned semi-detached home provides excellent family accommodation alongside a fantastic outdoor space that is sure to appeal to those who enjoy entertaining. The property is well presented throughout and provides buyers with the opportunity to update and personalise certain areas over time.

The accommodation comprises an entrance hallway, lounge, dining kitchen with doors opening to the rear garden, side lobby/study area, W.C. and a useful utility/outbuilding. To the first floor there are three good sized bedrooms and a family bathroom.

Outside, the property continues to impress with extensive off-street parking, a large garage and a southerly facing rear garden designed for making the most of the warmer months.



LOCATION

Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

LOUNGE

With bay window to the front elevation.



DINING KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, range cooker with filter above. There is space for a fridge/freezer and plumbing for a dishwasher. French doors lead out to the rear garden.



SIDE LOBBY/STUDY AREA

With external access door to outbuilding/shed.



W.C.

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

OUTBUILDING/SHED

With fitted storage cupboards and plumbing for a washing machine.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

Window to rear. Cupboard to corner.



BEDROOM 2

Window to front.



BEDROOM 3

Window to front.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Tiled surround, window to rear.



OUTSIDE

To the front of the property, an extensive gravelled forecourt provides generous off-street parking and leads to a large detached garage measuring approximately 25'9" x 12'4" narrowing to 10'1". The southerly facing rear garden is a real highlight, offering an excellent space for both relaxation and entertaining. A patio adjoins the property, leading to a lawned garden and a further seating area beneath a fixed gazebo. There is also an outdoor kitchen with barbecue area, while a bar attached to the rear of the garage creates the perfect setting for hosting family and friends.





REAR



GARAGE



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify 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. A prospective viewer should check on the availability of this property prior to viewing.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

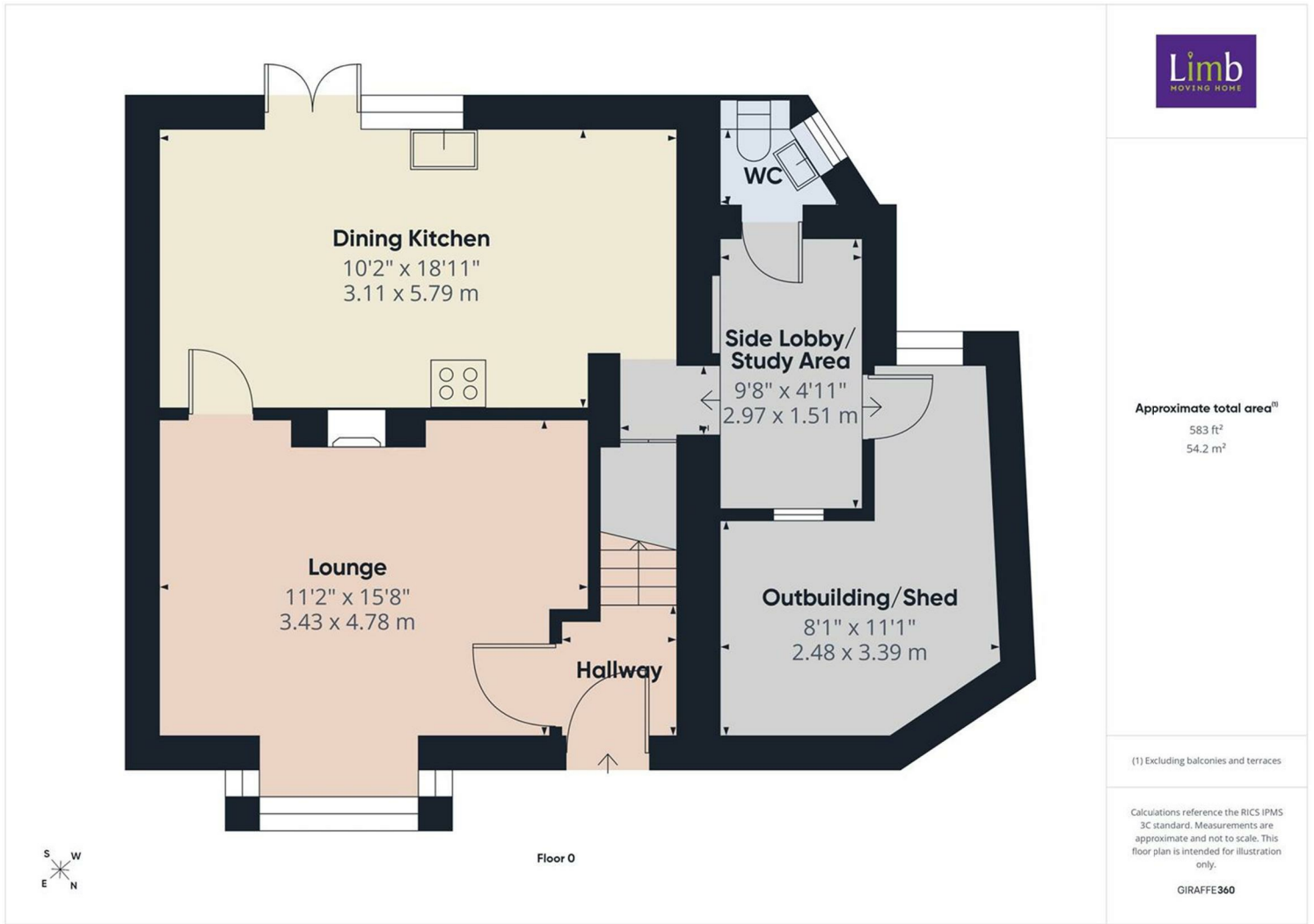
PROGRESSING AN OFFER

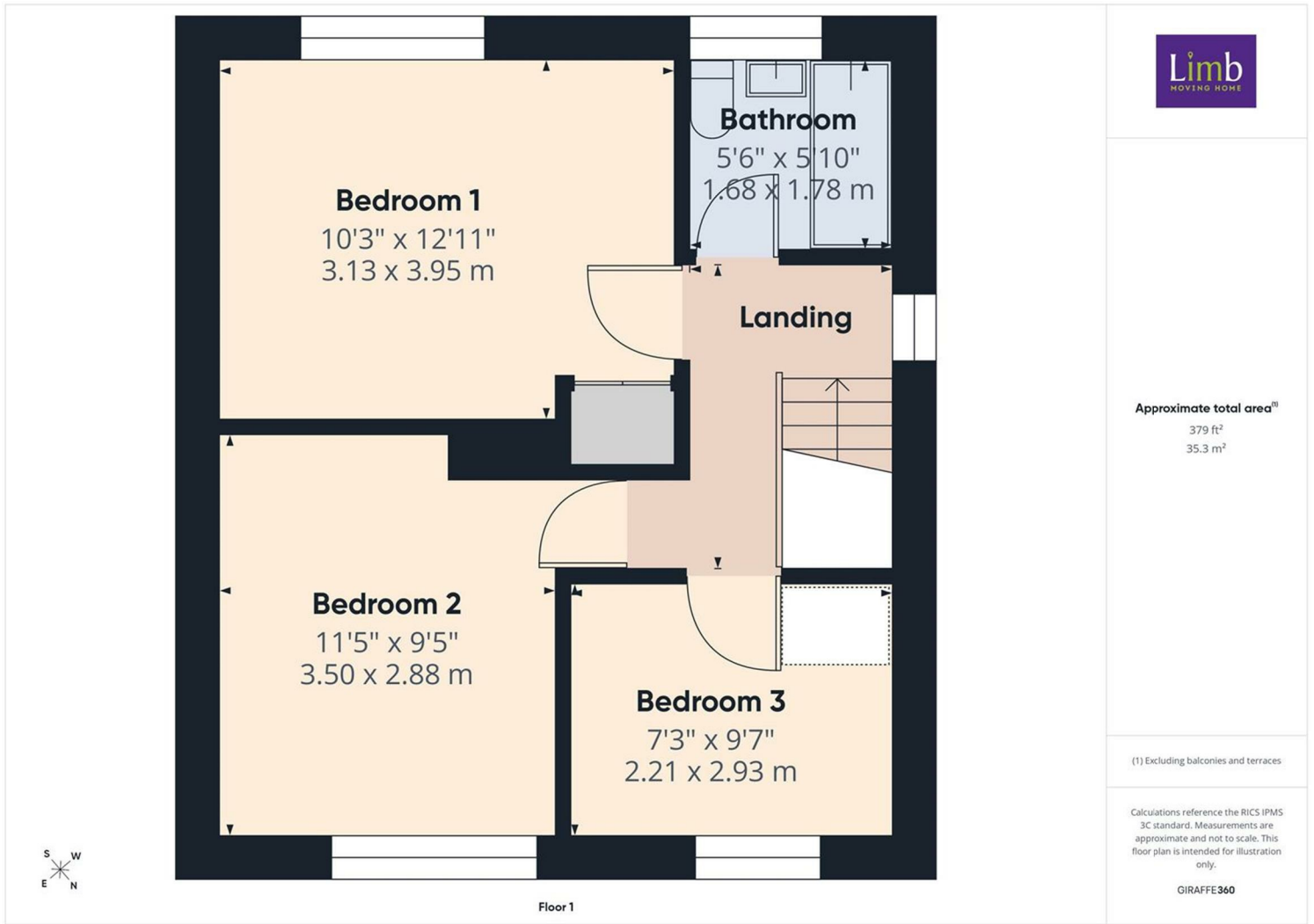
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.


PROPERTY TO SELL?

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.







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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	