

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*20 Honeysuckle Close, Brough, East Yorkshire, HU15 1TQ*

- 📍 Detached House
- 📍 Five Beds/Three Baths
- 📍 Three Reception Rooms
- 📍 Council Tax Band = G
- 📍 Contemporary Kitchen
- 📍 Southerly Rear Garden
- 📍 Wide Drive & Double Garage
- 📍 Freehold / EPC = C

**£475,000**



## INTRODUCTION

We are delighted to offer for sale this outstanding double fronted modern detached house of significant proportions which is ideal for family occupation. The well designed property has been enhanced with contemporary fittings and the accommodation has the benefit of central heating and uPVC double glazing. At ground floor level there is an impressive entrance reception with cloaks/WC situated off, lounge with doors opening to the rear garden, sitting room, study, separate utility room and a particular feature is the open plan living kitchen with sitting and dining areas within. At first floor the landing provides access to five double bedrooms, two of which have en-suite facilities and there is a contemporary main bathroom.

Gardens extend to the front and rear of the house. The southerly facing garden enjoys a patio with lawn beyond. A double width driveway provides excellent parking facilities and leads to the detached double garage which has an up and over entry door.



## LOCATION

The property stands at the end of Honeysuckle Close, a small cul-de-sac of detached dwellings situated just off Myrtle Way, close to the roundabout with Welton Road. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, a range of general amenities and a primary school with secondary schooling at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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

An impressive space with staircase leading up to the first floor and useful store cupboard under.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin,. Half tiling to walls, tiled floor and window to side.



## SITTING ROOM

14'9" x 9'4" approx (4.50m x 2.84m approx)  
With windows to the front elevation.



## STUDY

12'2" x 6'11" approx (3.71m x 2.11m approx)  
With windows to the front elevation.





## LOUNGE

17'3" x 12'1" approx (5.26m x 3.68m approx)

With feature fire surround housing a living flame gas fire. Window to side and French doors open out to the rear garden.



## OPEN PLAN LIVING KITCHEN

22'1" x 17'6" approx (6.73m x 5.33m approx)

This superb room lies to the rear of the house and incorporates the kitchen area plus space for dining and sitting. Windows provide views across the garden and double doors lead out to the patio.



## KITCHEN AREA

Having a range of contemporary gloss base and all units with granite worktops incorporating a breakfast bar peninsula. There is an inset sink unit, oven, steamer oven, five ring induction hob with downdraft filter, fridge/freezer and dishwasher. Inset spot lights.



## LIVING / DINING AREA

With French doors leading out to the rear garden.



## UTILITY

With fitted units, plumbing for a washing machine and space for tumble dryer. External access door to side.

## FIRST FLOOR

## LANDING

With cylinder/airing cupboard.



## BEDROOM 1

14'8" x 12'1" approx (4.47m x 3.68m approx)

With fitted wardrobes and windows to the front elevation.



## EN-SUITE SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



## BEDROOM 2

12'1" x 10'3" approx (3.68m x 3.12m approx)  
With built in wardrobe and window to rear.





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



## BEDROOM 3

12'3" x 9'11" approx (3.73m x 3.02m approx)  
With built in wardrobe and windows to the front elevation.



## BEDROOM 4

10'6" x 10'1" approx (3.20m x 3.07m approx)  
With built in wardrobe and window to rear.



## BEDROOM 5

9'11" x 9'8" approx (3.02m x 2.95m approx)  
With built in wardrobe and window to the front elevation.



## BATHROOM

With contemporary suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.





## OUTSIDE

Gardens extend to the front and rear of the house. The southerly facing garden enjoys a patio with lawn beyond. A double width driveway provides excellent parking facilities and leads to the detached double garage which has an up and over entry door.



## TENURE

Freehold

## COUNCIL TAX BAND

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

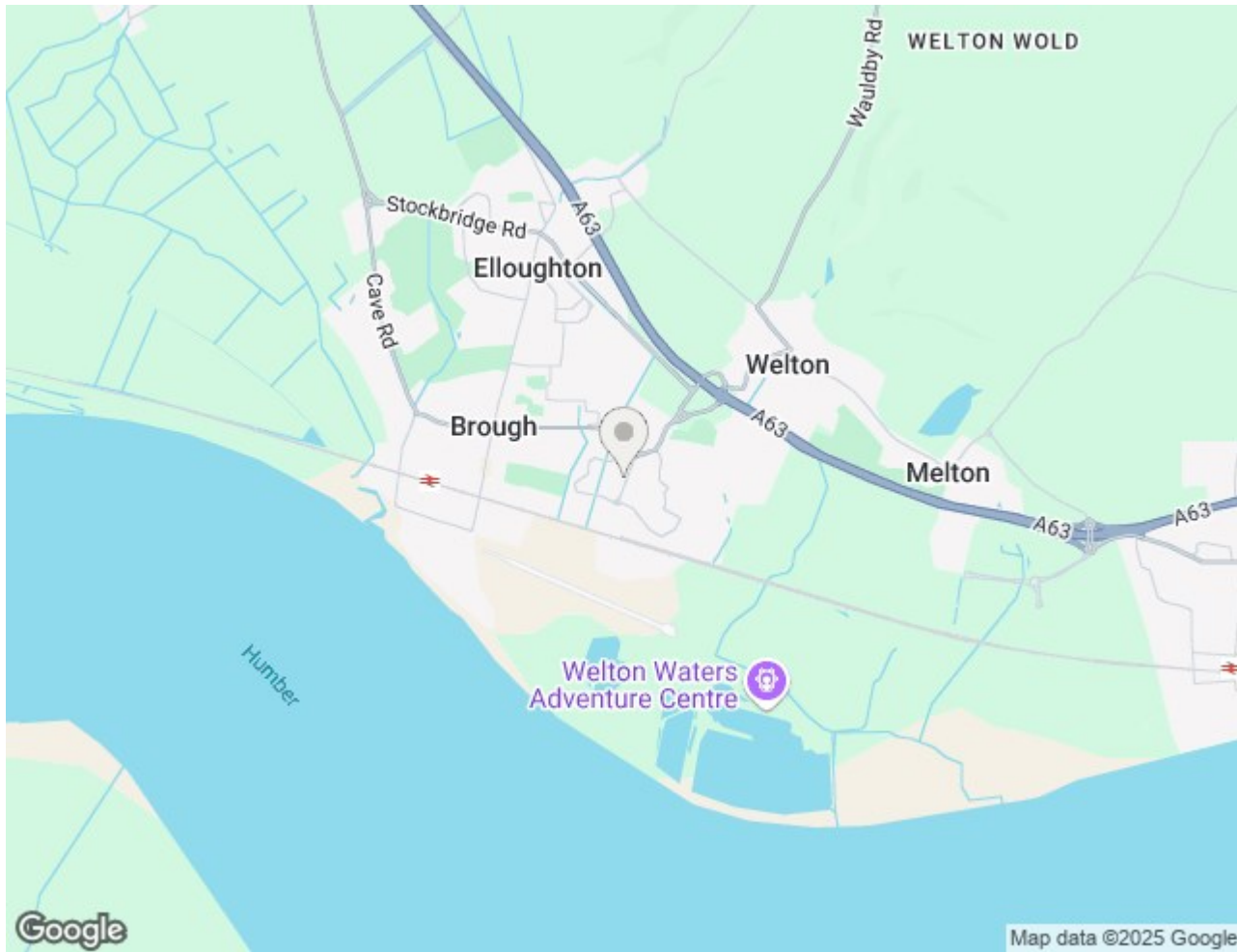
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VIEWING APPOINTMENT

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

SELLERS NAME(S) .....





## Ground Floor

Approx. 90.9 sq. metres (978.5 sq. feet)



## First Floor


Approx. 85.5 sq. metres (920.2 sq. feet)



Total area: approx. 176.4 sq. metres (1898.7 sq. feet)



## 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	