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Matthew
Limb
MOVING HOME



12 Buccaneer Way, Brough, East Yorkshire, HU15 1EW

- 📍 Semi-Detached House
- 📍 Extended Accommodation
- 📍 Four Double Bedrooms
- 📍 Council Tax Band C
- 📍 Two Reception Rooms
- 📍 U/Floor heating to Ground
- 📍 Driveway & Rear Garden
- 📍 Tenure Freehold / EPC=C

Offers Over £300,000

INTRODUCTION

Early viewing is essential of this extended semi-detached house situated within this popular residential cul-de-sac close to the centre of Brough. The superb accommodation is arranged over three floors with the benefit of underfloor heating throughout the ground floor, an audio system from a built in dock, security alarm and aircon units in the lounge and bedroom one. The accommodation comprises an entrance hall, cloaks/W.C., lovely lounge with bay window, contemporary kitchen with a host of appliances plus a fantastic sitting/dining room to the rear with access to the garden. Upon the first floor are three bedrooms, two of which have fitted wardrobes plus there is a cloakroom to bedroom two. There is also a contemporary four piece family bathroom with large walk in shower. Bedroom one is found on the second floor with fitted wardrobes and an en-suite shower room.

To the front of the property is a block set driveway providing excellent off street parking. The lovely rear garden is lawned with attractive borders and a large patio plus deck.

LOCATION

Buccaneer Way is located off Blackburn Avenue which runs off Skillings Lane in the centre of the village. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is 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

With tiled floor and underfloor heating. Stairs to the first floor off.

CLOAKS/W.C.

Low flush W.C., wash hand basin, tiled floor with underfloor heating, part tiling to walls, window to front elevation.

LOUNGE

13'1" x 12'6" approx (3.99m x 3.81m approx)

With feature marble fireplace housing a "living flame" gas fire. Wall mounted air conditioning unit and bay window to front elevation.



KITCHEN

25'5" x 7'11" approx (7.75m x 2.41m approx)

Having an extensive range of contemporary base and wall units with Corian worksurfaces and upstands, inset sink and drainer unit. There is an array of integrated appliances including a double oven, five ring gas hob with filter hood above, microwave, dishwasher, washing machine and tumble dryer. There is housing for a large fridge/freezer, wall mounted TV point, inset spot lights, tiled floor with underfloor heating, windows to front and rear elevations. External access door to garden, opening through to the dining/sitting room.



KITCHEN - ALTERNATIVE VIEW



DINING/SITTING ROOM

15'9" x 15'3" (measurements to extremes) approx (4.80m x 4.65m (measurements to extremes) approx)

Lovely room with tiled floor and underfloor heating. There are two sets of double doors opening out to the rear garden. Understairs cupboard.



DINING AREA



SITTING AREA



FIRST FLOOR

LANDING

With stairs to the second floor.

BEDROOM 2

12'10" x 9'8" approx (3.91m x 2.95m approx)

With fitted wardrobes and window to front elevation.



EN-SUITE CLOAKROOM

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

BEDROOM 3

15'10" x 8'1" approx (4.83m x 2.46m approx)

With fitted wardrobes and overhead storage. Window to front elevation, Velux style window to the rear.



BEDROOM 4

9'10" x 9'5" approx (3.00m x 2.87m approx)
Window to rear elevation.



BATHROOM

11'10" x 8'0" (maximum measurements) approx (3.61m x 2.44m (maximum measurements) approx)
With contemporary four piece suite comprising a bath, large walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiling to walls, inset spot lights and window to rear elevation.



SECOND FLOOR

LANDING

BEDROOM 1

18'8" x 11'3" (narrowing to 9'7") approx (5.69m x 3.43m (narrowing to 2.92m) approx)

Spacious room with dressing area with fitted wardrobes. Window to rear elevation, Velux style window to front.



EN-SUITE SHOWER ROOM

With suite comprising a corner shower, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights. An airing cupboard houses the gas central heating boiler. Window to rear plus Velux style window to roof.



OUTSIDE

To the front of the property is a block set driveway providing excellent off street parking. The lovely rear garden is lawned with attractive planted borders and a fenced boundary. There is a patio area, decking and further patio to the rear housing a hot tub which may be available by separate negotiation.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

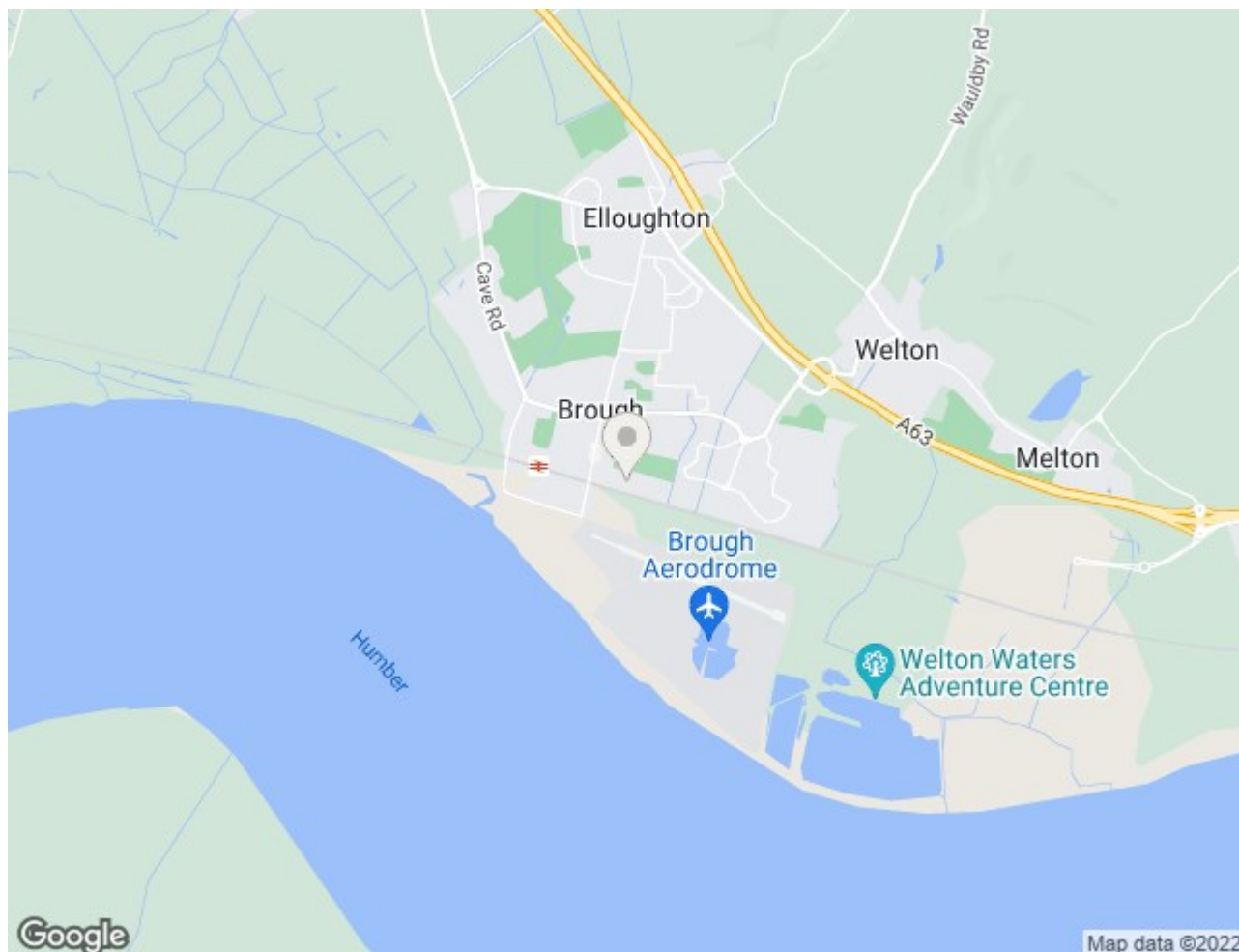
Strictly by appointment through the agent. Brough Office 01482 669982.

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. 60.3 sq. metres (649.6 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.1 sq. feet)




Second Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 136.1 sq. metres (1464.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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	