

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*74 Munstead Way, Welton, East Yorkshire, HU15 1FN*

- 📍 Immaculate Townhouse
- 📍 Spacious Lounge
- 📍 Four Bed / Two Bath
- 📍 Council Tax Band = D
- 📍 Generous Accommodation
- 📍 Low Maintenance Garden
- 📍 Parking and Garage
- 📍 Freehold / EPC = C

**£239,950**



## INTRODUCTION

This immaculately and stylishly presented townhouse provides generous, well-appointed accommodation thoughtfully arranged over three floors. Offering immediate occupancy, the property is available for sale with the distinct benefit of no onward chain, ensuring a smooth and swift transaction.

The main level features a practical layout, including an entrance hallway, a convenient cloaks/W.C., and a modern fitted kitchen. The primary communal space is a spacious lounge/diner which is perfectly situated at the rear, featuring French doors that open directly onto the low-maintenance garden. This allows for seamless indoor-outdoor living.

The first floor comprises three good-sized bedrooms and is served by a modern family bathroom. The entire second floor is dedicated to the private main bedroom suite, a significant feature which includes a dedicated dressing area and a contemporary en-suite shower room. Externally, the property offers a tidy front garden, while the rear has been intelligently designed for ease of maintenance with both patio space and artificial lawn. Further practicality is provided by a garage within a separate block and parking for two cars.

## LOCATION

Munstead Way is a modern residential cul-de-sac which can be found off Ruskin Way in Brough. Brough is a growing community and provides a good range of local shops, including both Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the nearby village of Melton. Brough lies to the west of Hull and ideal for commuters with convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west. There is a mainline railway station within the village which lies a short distance away.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

With tiled floor and staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C., wash hand basin and tiled floor.



## KITCHEN

Having a range of shaker style base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven and four ring gas hob with filter hood above. There is plumbing for a washing machine and space for further appliances. Tiled floor and window to front.



## LOUNGE/DINER

Spacious lounge with window and French doors leading out to the rear garden. There is a large understairs storage cupboard.





## FIRST FLOOR

### LANDING

With stairs leading up to the second floor, airing cupboard off.

### BEDROOM 2

With window to front.





## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to front.



## BATHROOM

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



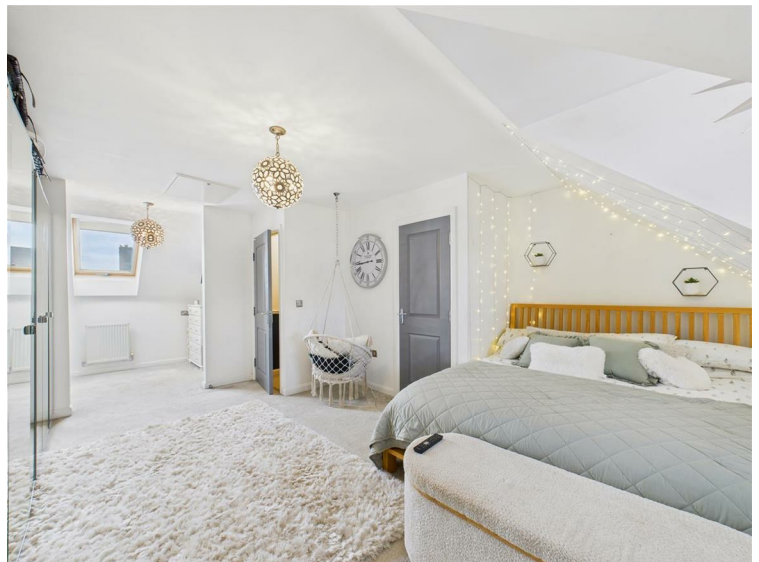
## SECOND FLOOR

## LANDING



## BEDROOM 1

With window to the front elevation. Large storage cupboard.



## DRESSING AREA

With Velux window to rear.



## EN-SUITE SHOWER ROOM

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



## OUTSIDE

An attractive garden area lies to the front, while the rear has been intelligently designed for ease of maintenance with both patio space and artificial lawn. Further practicality is provided by a garage within a separate block and parking for two cars.





## REAR VIEW



## 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

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.

## AGENTS NOTE

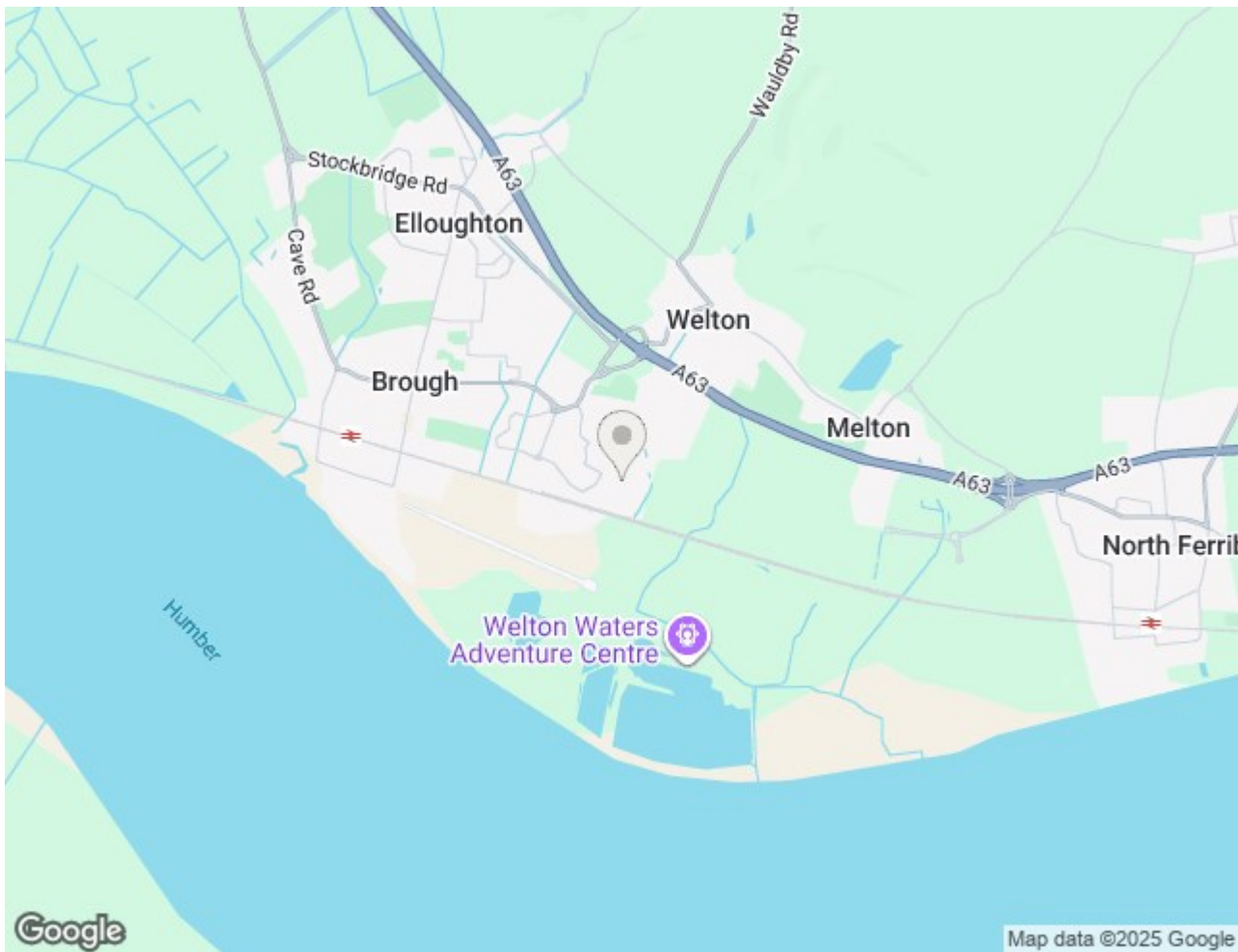
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

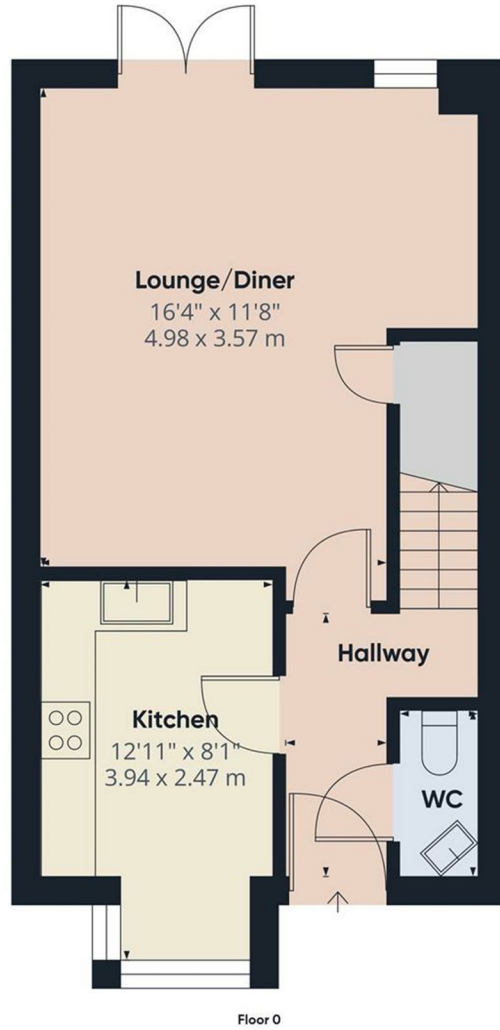
## PHOTOGRAPH DISCLAIMER

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.

## 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.





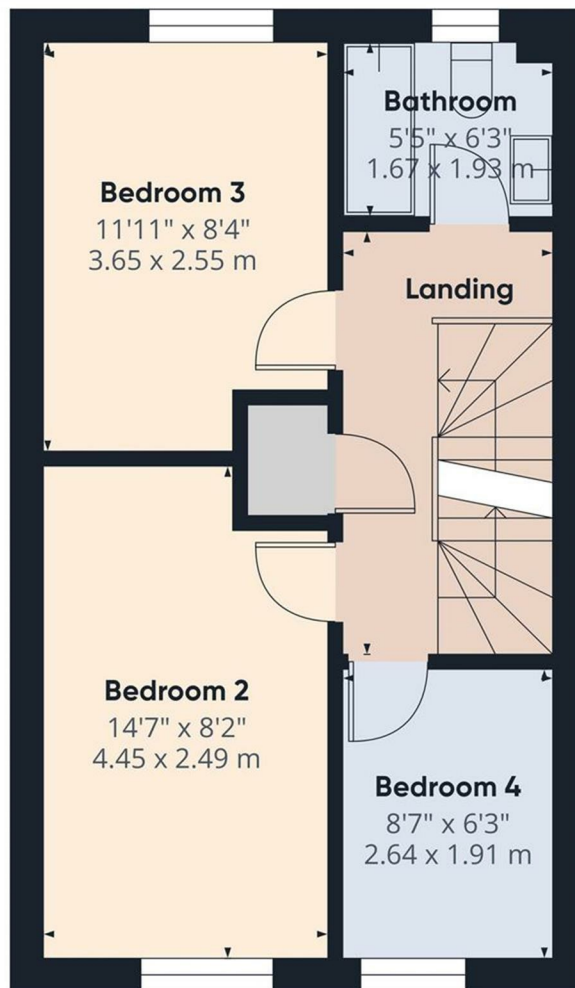
Approximate total area<sup>(1)</sup>  
414 ft<sup>2</sup>  
38.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



**Approximate total area<sup>(1)</sup>**  
356 ft<sup>2</sup>  
33.1 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</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	