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Matthew
Limb
MOVING HOME



57 Randsfield Avenue, Brough, East Yorkshire, HU15 1BE

- 📍 Semi-Detached House
- 📍 Spacious Lounge
- 📍 Contemporary Dining Kitchen
- 📍 Front & Side Drive
- 📍 Three Bedrooms
- 📍 Convenient Location
- 📍 Council Tax Band= C
- 📍 Freehold/EPC= D

£195,000

INTRODUCTION

Situated within this very convenient location with easy access to local amenities and the railway station is this semi-detached house offering well presented accommodation with front and side drive and a westerly rear garden. The well presented accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge and a dining kitchen with contemporary fittings and patio doors to the rear garden. Upon the first floor are three bedrooms, two of which have fitted wardrobes and there is a bathroom with shower facility.

To the front of the property is a gravelled driveway and a side drive leads onwards to the single detached garage. The rear garden enjoys a westerly aspect and is lawned with a patio area directly adjoining the rear of the property and a further large patio to the rear of the garage.

LOCATION

Randsfield Avenue is situated off Skilling Lane in Brough. 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 HALLWAY

With staircase leading to the first floor off. Inset spot lights.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

LOUNGE

14'8" x 11'7" approx (4.47m x 3.53m approx)

Window to front elevation.



DINING KITCHEN

17'5" x 11'1" approx (5.31m x 3.38m approx)

Having a range of contemporary fitted base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, oven and four ring gas hob. There is space for a fridge/freezer and plumbing for washing machine and dishwasher. Windows to rear and side. Patio doors lead out to the rear garden. External access door to side drive.



FIRST FLOOR

LANDING

With loft access hatch and window to side.

BEDROOM 1

12'8" x 10'0" approx (3.86m x 3.05m approx)
Measurements into fitted wardrobes with sliding doors. Window to front.



BEDROOM 2

11'0" x 10'8" approx (3.35m x 3.25m approx)
Window to rear elevation.



BEDROOM 3

9'3" x 7'0" approx (2.82m x 2.13m approx)
With fitted wardrobe and overhead storage. Window to front.

BATHROOM

With suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Tiled wall, inset spot lights and window to rear.



OUTSIDE

To the front of the property is a gravelled driveway and a side drive leads onwards to the single detached garage. The rear garden enjoys a westerly aspect and is lawned with a patio area directly adjoining the rear of the property and a further large patio to the rear of the garage.



PATIO



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.

AGENTS NOTE

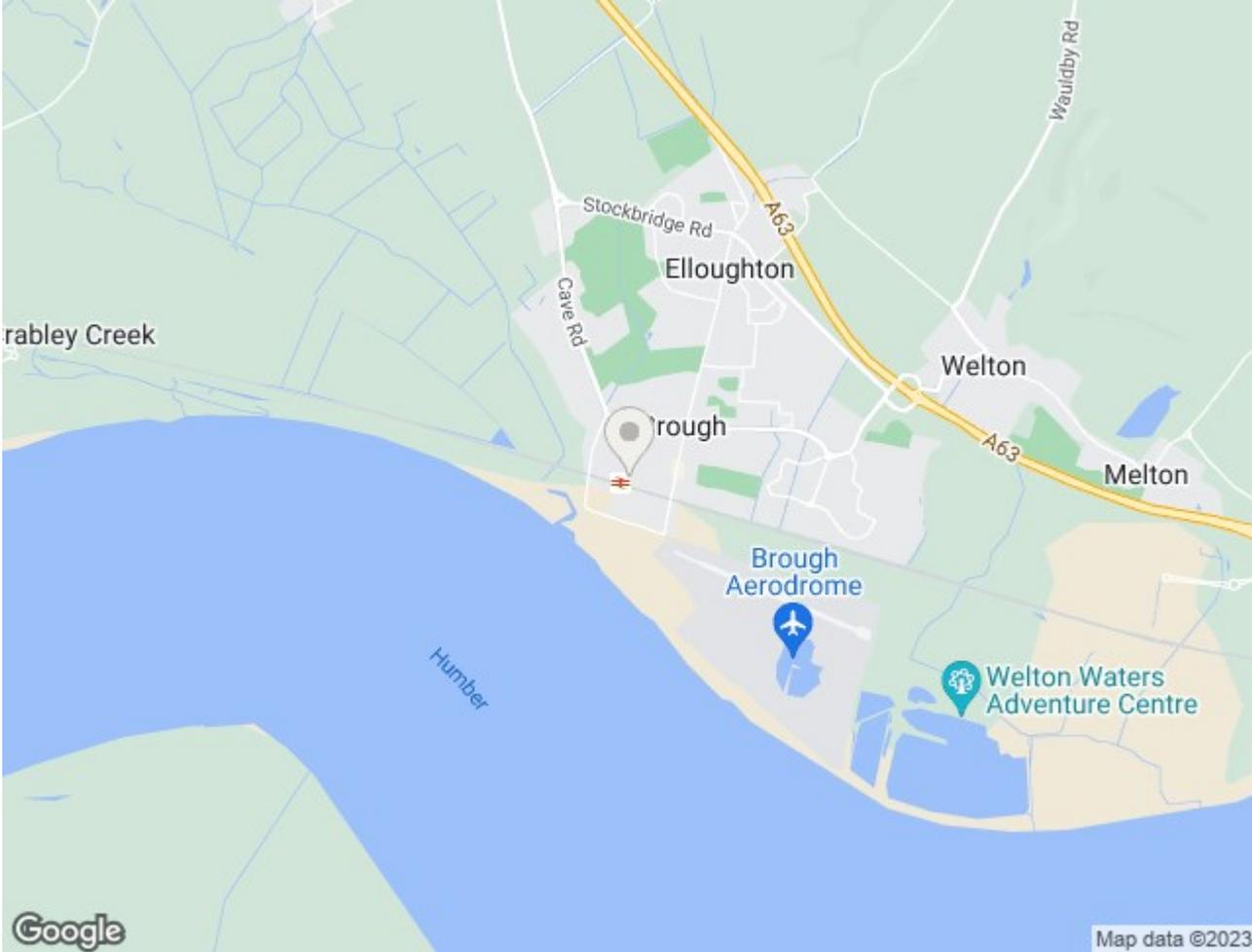
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

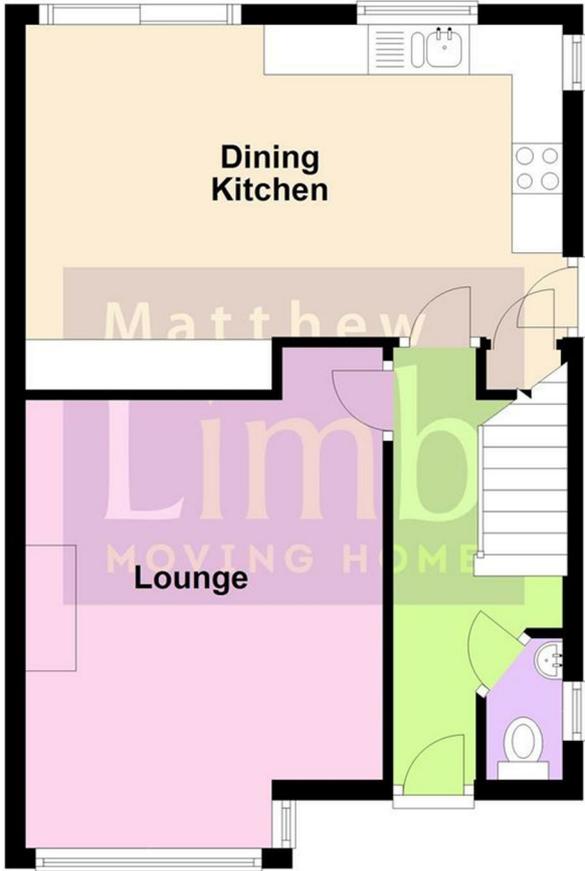
VALUATION SERVICE

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.



Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 sq. feet)

