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Limb
MOVING HOME



23 Airedale Drive, Brough, East Yorkshire, HU15 1US

- 📍 Modern Detached House
- 📍 Three Beds / Two Baths
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Utility & Cloaks/W.C.
- 📍 Gardens, Drive & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = B

£269,950

INTRODUCTION

This modern detached house offers a good array of immaculately presented accommodation, providing an ideal setting for contemporary living and available with the convenience of no onward chain. The property is designed with both style and practicality in mind. The ground floor layout comprises a welcoming entrance hall, a comfortable lounge, a functional dining kitchen, a separate utility room, and a convenient cloaks/W.C. The upper floor is home to three generously sized bedrooms, with the main bedroom being a true highlight, featuring a dedicated dressing area complete with fitted wardrobes and a private en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Externally, a neat lawned garden extends to the front, while a driveway provides parking for two cars in front of the integral garage. The rear garden offers a private outdoor space, being mainly laid to lawn with a patio area and fenced boundaries.

LOCATION

The property enjoys a tucked away position on Airedale Drive which forms part of the Harrier Chase development in Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters 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

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

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor.



LOUNGE

Featuring a window with plantation shutters to the front elevation and a useful understairs cupboard.



DINING KITCHEN

Situated to the rear of the property with French doors leading out to the rear garden.



KITCHEN AREA

Having a range of modern base and wall units with laminate worktops, sink and drainer, plus integrated appliances including an oven, four ring gas hob with filter above, fridge/freezer and dishwasher. Window to rear.



UTILITY

With fitted units, plumbing for a washing machine and window to rear.



CLOAKS/W.C.

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

FIRST FLOOR

LANDING

BEDROOM 1

With window to the front elevation and plantation shutters.



DRESSING AREA

With fitted wardrobes 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 2

With built in cupboard and window to the front elevation with plantation shutters.



BEDROOM 3

Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, window to rear.



OUTSIDE

Externally, a neat lawned garden extends to the front, while a driveway provides parking for two cars in front of the integral garage. The rear garden offers a private outdoor space, being mainly laid to lawn with a patio area and fenced boundaries.



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.

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.

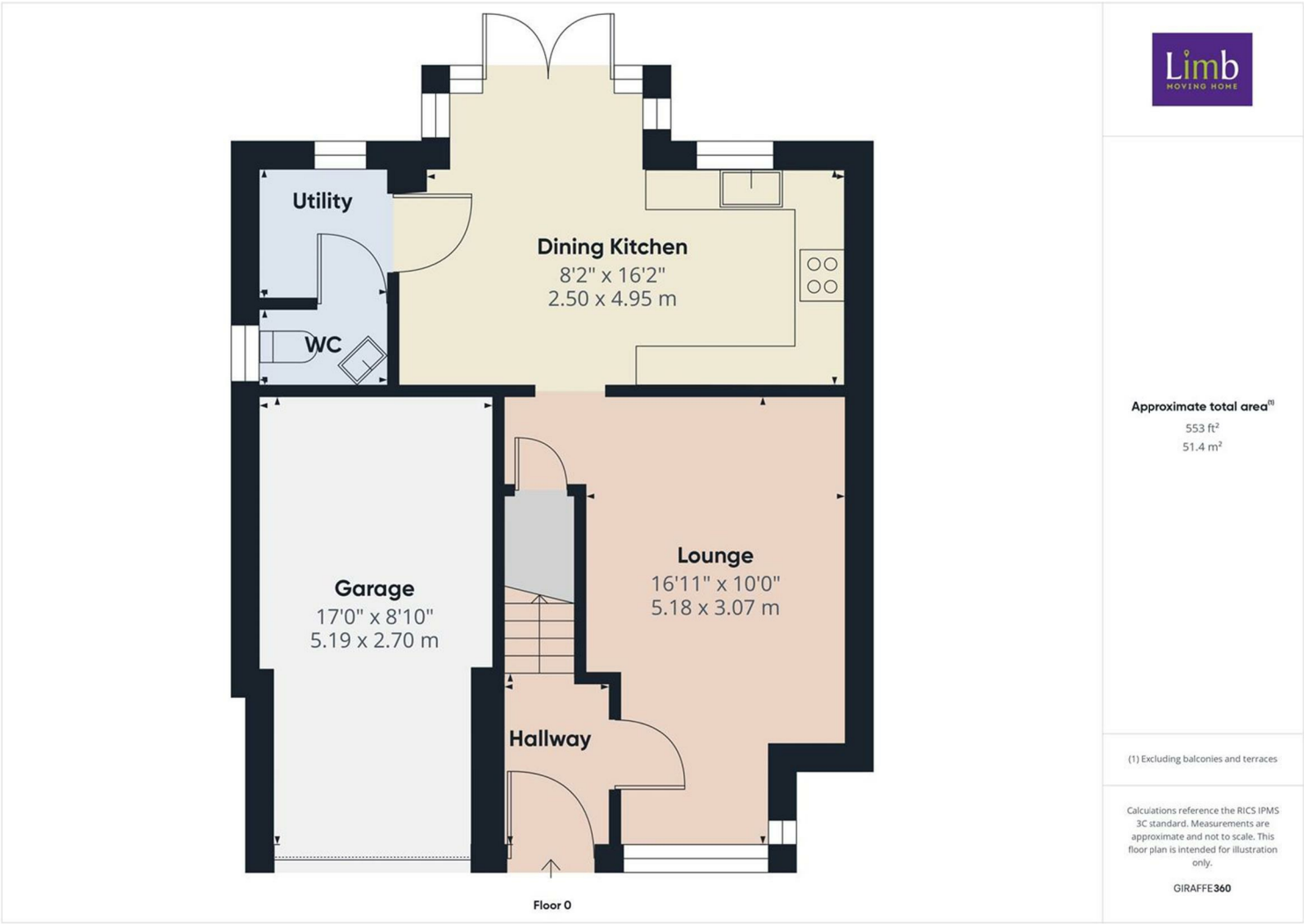
PHOTOGRAPH DISCLAIMER

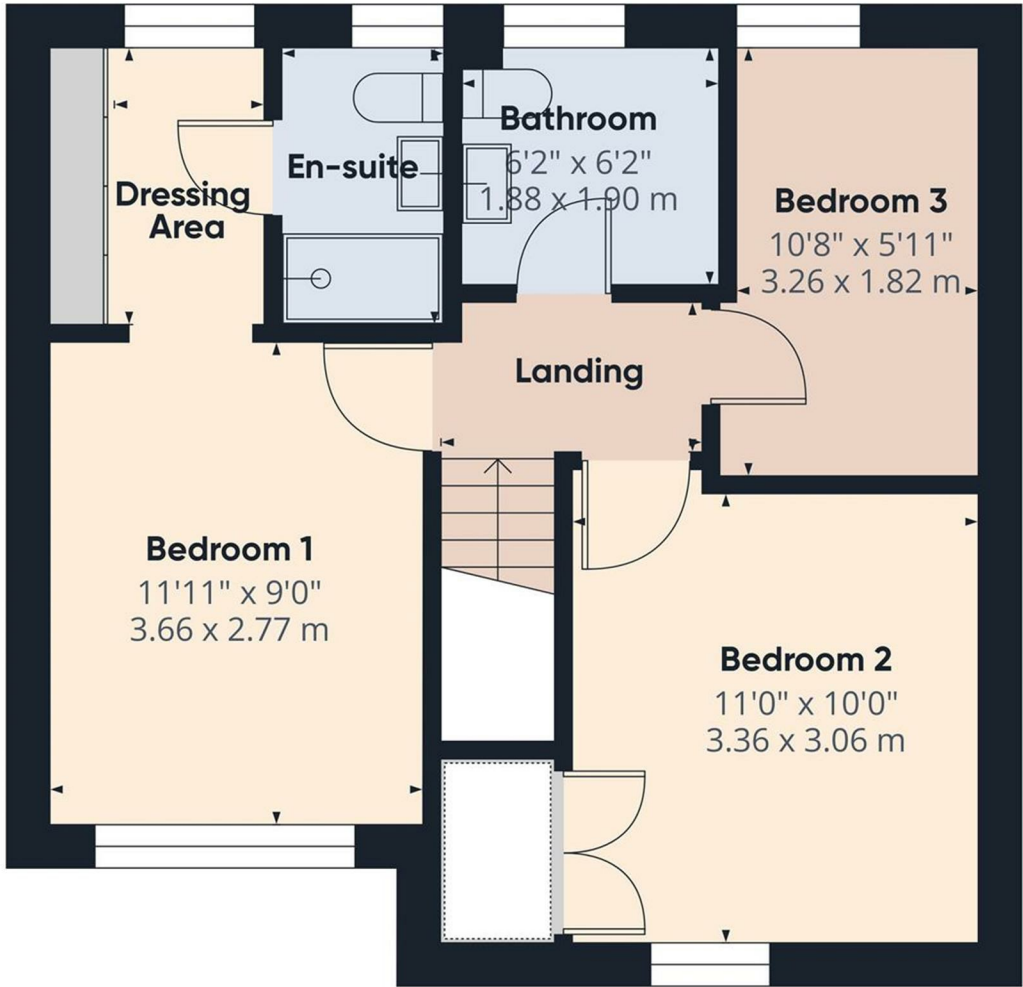
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Floor 1




Approximate total area⁽¹⁾
416 ft²
38.5 m²

(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.

GIRAFFE360

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 82 | |
| (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 |  |

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 |  |