Welton Road, Brough, East Yorkshire, HU15 1AF

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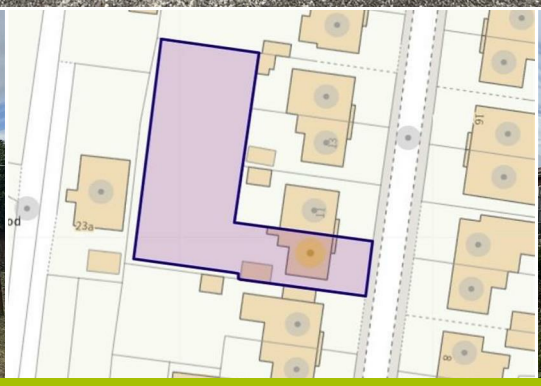
Limb
MOVING HOME



9 Haven Avenue, Brough, East Yorkshire, HU15 1DP

- Semi-Detached Bungalow
- Expansive Plot of 0.23 Acre
- Refurbishment Required
- Council Tax Band = B
- No Onward Chain
- Fantastic Potential
- Offers Considered
- Freehold / EPC = D

Offers Over £150,000

INTRODUCTION

Set on a substantial plot approaching 0.23 acres, this semi-detached bungalow presents a unique opportunity for renovation. With a guide price of £175,000 this property requires a comprehensive refurbishment, making it an ideal project for those with a vision for transformation.

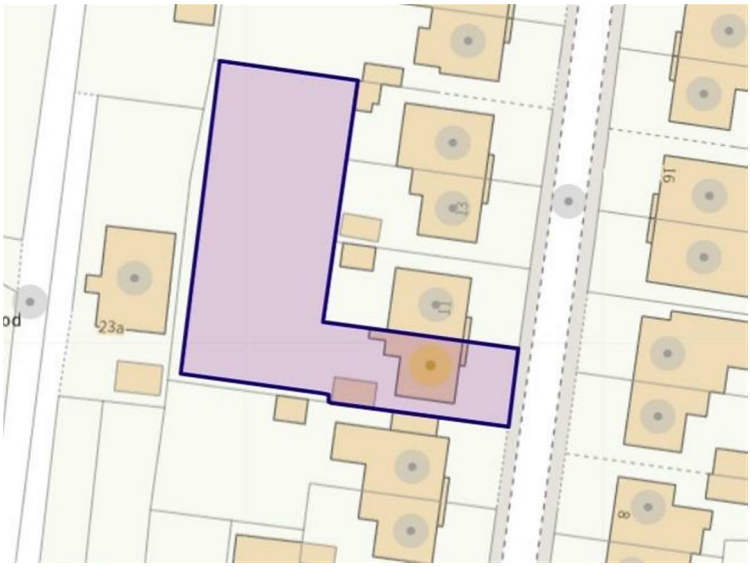
The home's layout includes an entrance hall, a lounge, two bedrooms, and a kitchen, complemented by a single brick extension. The bathroom is also ready for a complete update. A private driveway provides off-road parking at the front of the property.

The true potential of this home lies in its expansive outdoor space. The large rear garden extends across the back of the neighbouring bungalows and offers a significant area for landscaping. The grounds also include a garage, various sheds, and a greenhouse, providing ample storage and space for hobbies.

Offered with no onward chain, this bungalow is a blank canvas awaiting a full remodel. Due to its current condition, the property may be best suited for cash buyers.

LOCATION

Haven Avenue is situated off Welton Road close to the centre of 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 layout and room sizes are detailed on the attached floorplan.

Entrance door to:

ENTRANCE HALL

LOUNGE

Window to the front elevation.

KITCHEN

KITCHEN/UTILITY

Single brick extension.

BEDROOM 1

Window to front.

BEDROOM 2

Window to rear

BATHROOM

With bath, wash hand basin and low flush W.C. Window to rear.

OUTSIDE

A private driveway provides off-road parking at the front of the property.

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TENURE

Freehold

COUNCIL TAX BAND

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

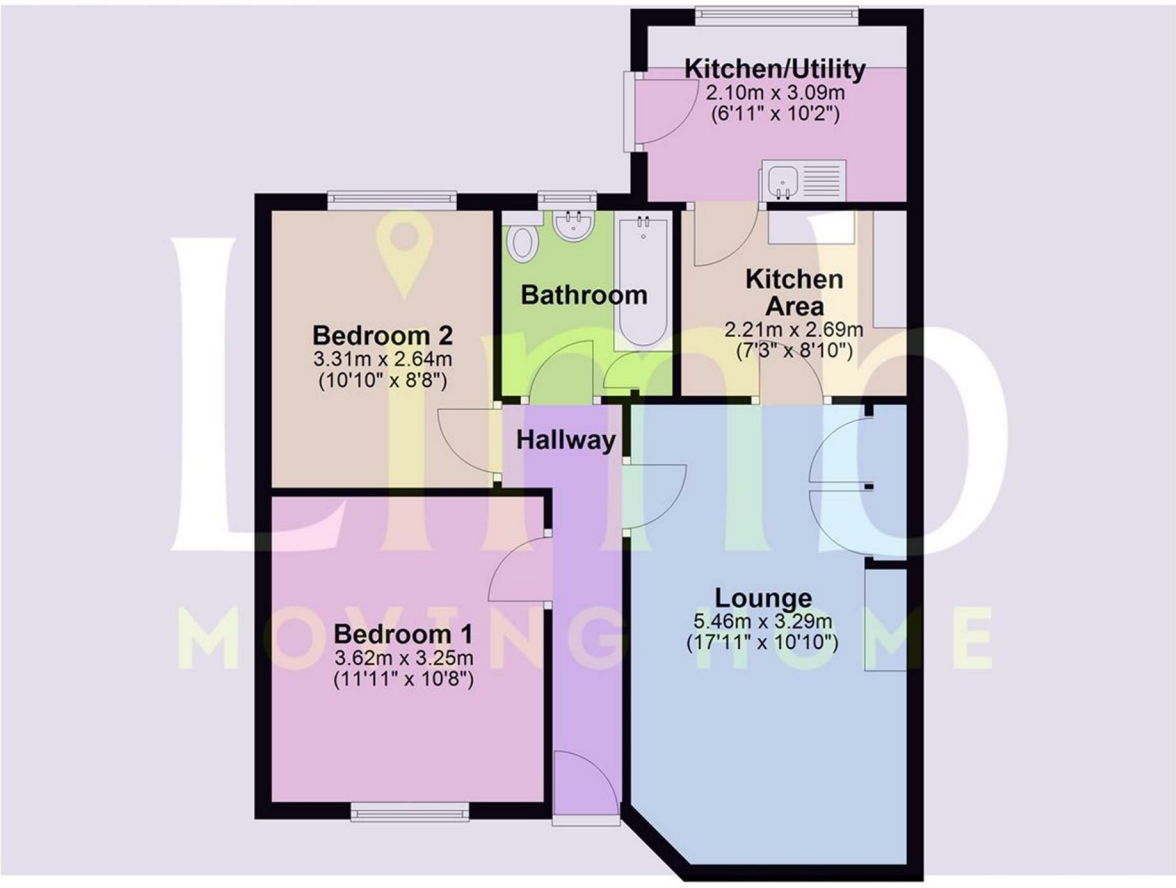
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.

Ground Floor

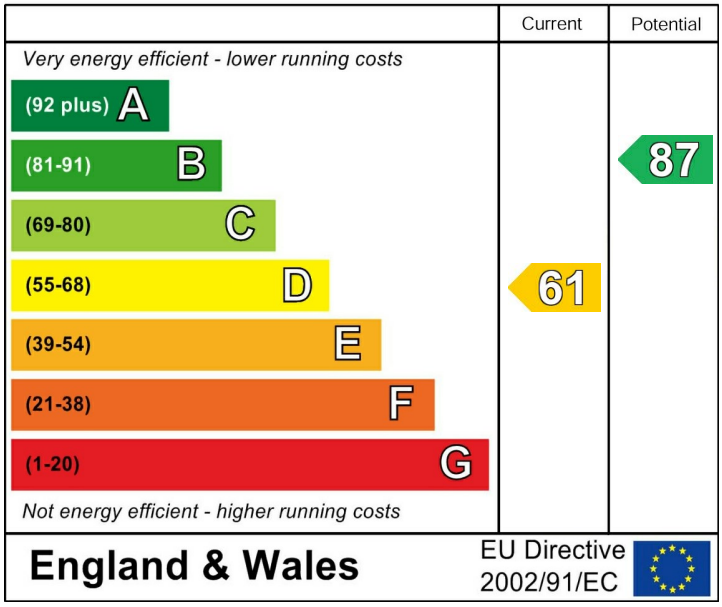
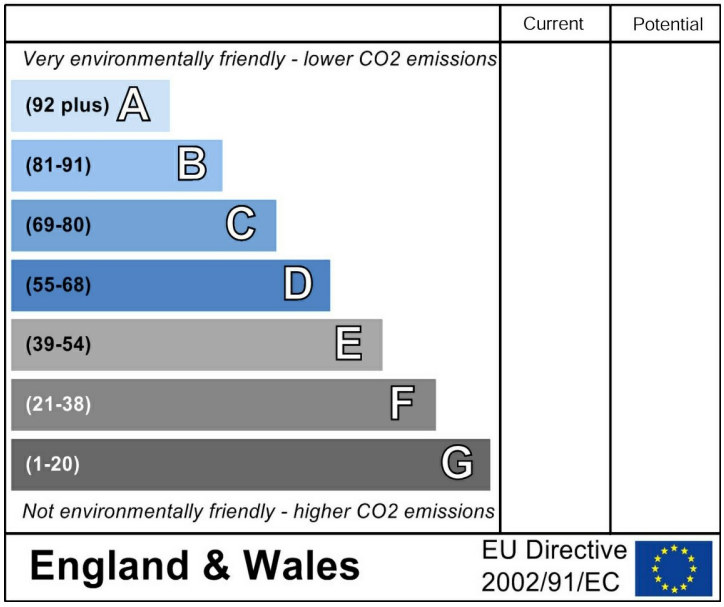
Approx. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)

9 Haven Avenue, Brough

Energy Efficiency Rating



Environmental Impact (CO_2) Rating