

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*58 Taunton Road, Hull, East Yorkshire, HU4 7JX*

- 📍 Mid Terraced Home
- 📍 No Onward Chain
- 📍 Low Maintenance Garden
- 📍 Council Tax Band = A
- 📍 Modern Dining Kitchen
- 📍 Spacious Lounge
- 📍 Three Bedrooms
- 📍 Freehold / EPC = C

**£127,400**



## INTRODUCTION

This well-presented mid-terraced house, offered with no onward chain, provides a fantastic opportunity for first-time buyers, young families, or those seeking a convenient and low-maintenance home. The accommodation comprises an entrance hall, spacious lounge with a useful understairs storage cupboard, and a modern dining kitchen featuring integrated appliances and open-plan access to the conservatory, creating a bright and airy living space. Upstairs, you'll find three comfortable bedrooms and a contemporary bathroom. Outside, a small garden area lies to the front, while the rear garden is designed for effortless upkeep with artificial lawn and decking, perfect for relaxing and enjoying the outdoors without the hassle of mowing.

## LOCATION

Taunton Road is situated off Gower Road which runs off Anlaby Park Road South. The surrounding area has a range of shops and amenities together with schooling for all ages. Convenient access can be gained towards Hull city centre to the east or towards the national motorway network via the A63 to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor.

### LOUNGE

14'10" x 11'7" approx (4.52m x 3.53m approx)

With chimney breast housing a living flame gas fire. Useful understairs storage cupboard.



## DINING KITCHEN

14'9" x 7'11" approx (4.50m x 2.41m approx)

Having a range of modern base and wall units with laminate worktops, sink and drainer with shower style mixer tap, oven, four ring gas hob with filter above, plumbing for a dishwasher and washing machine. Open plan through to the conservatory.



## CONSERVATORY

7'11" x 7'2" approx (2.41m x 2.18m approx)

With doors leading out to the rear garden.



## FIRST FLOOR

## LANDING

With loft access hatch.

## BEDROOM 1

14'4" x 9'9" approx (4.37m x 2.97m approx)

With built in cupboard and window to front.



## BEDROOM 2

9'9" x 8'10" approx (2.97m x 2.69m approx)

With cupboard housing the gas central heating boiler. Window to rear.



## BEDROOM 3

10'11" x 6'11" approx (3.33m x 2.11m approx)  
With built in cupboard and window to front.



## BATHROOM

With modern suite comprising a bath with shower attachment, vanity unit with wash hand basin and low flush W.C. Windows to rear.





## OUTSIDE

Outside, a small garden area lies to the front, while the rear garden is designed for effortless upkeep with artificial lawn and decking, perfect for relaxing and enjoying the outdoors without the hassle of mowing.



## TENURE

Freehold

## COUNCIL TAX BAND

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

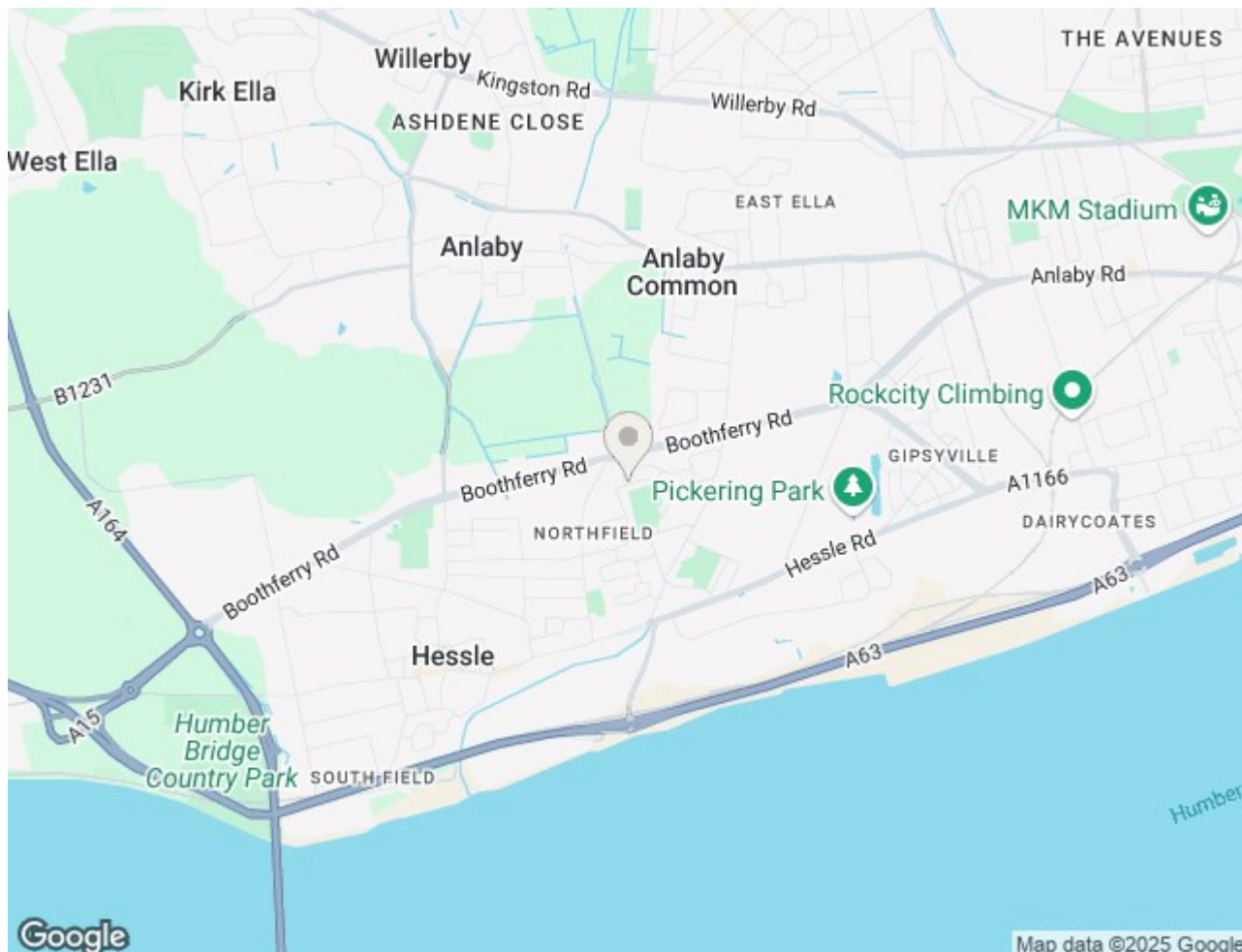
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 37.4 sq. metres (402.3 sq. feet)



## First Floor


Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)  
**58 Taunton Road, Hull**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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	