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**Limb**  
MOVING HOME



*2 Aire Close, Brough, East Yorkshire, HU15 1GJ*

📍 Superb Detached House

📍 Very Well Appointed

📍 Three Bedrooms

📍 Council Tax Band = C

📍 Ensuite to Bed 1

📍 Good Sized Plot

📍 Convenient Location

📍 Freehold/EPC = C

**£260,000**



## INTRODUCTION

Immaculately presented is this three bedroomed detached house which stands in an attractive plot enjoying a lovely garden to the rear. The well planned accommodation has been enhanced by the current owner and early viewing is strongly recommended. The layout is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge, fitted kitchen and rear conservatory. Upon the first floor are three bedrooms with en-suite to bed 1 and a house bathroom. The accommodation boasts gas fired central heating to radiators and uPVC frame double glazing. The property occupies a good sized plot with pull on driveway, garage and delightful garden to rear which has been set out for ease of maintenance with patio, artificial lawn and well stocked borders. In all, a lovely home in a very popular location.



## LOCATION

Aire Close is a popular residential cul-de-sac setting situated off Meden Avenue, Loxley Way which forms part of the modern development to the east of the village centre. The subject property is particularly well placed, being tucked away at the far end of Aire Close and fronted onto a hedgerow providing screening from Moor Road thus the property is not directly overlooked to the front. 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 HALL

With internal door to lounge and door also to WC.

### CLOAKS/WC

Low level WC and wash hand basin.

### LOUNGE

18'0" x 11'1" approx (5.49m x 3.38m approx)

A lovely room with window to front, feature fire surround. TV wall point. Turning staircase leading up to the first floor.



## DINING KITCHEN

13'10" x 9'5" approx (4.22m x 2.87m approx)

Having a range of shaker style fitted units and work surfaces. There is a one and half sink and drainer, integrated double oven, four ring gas hob, filter hood above, dishwasher and fridge. Window and sliding patio door to conservatory.



## CONSERVATORY

12'6" x 7'5" approx (3.81m x 2.26m approx)

Overlooking the rear garden with double doors leading out. Tiled floor.



## FIRST FLOOR

### LANDING

## BEDROOM 1

10'5" x 11'8" approx (3.18m x 3.56m approx)

Upto fitted wardrobe, window to front elevation.





## ENSUITE SHOWER ROOM

With low level WC, wash hand basin and independent shower cubicle.



## BEDROOM 2

11'9" x 7'8" approx (3.58m x 2.34m approx)  
Fitted wardrobe, window to rear elevation.



## BEDROOM 3

8'4" x 6'0" approx (2.54m x 1.83m approx)  
Fitted wardrobe, window to rear elevation.



## BATHROOM

With suite comprising low level WC, wash hand basin and bath with shower attachment, tiled surround.



## OUTSIDE

The property occupies a good sized plot with a pull on driveway in front of the attached single garage. There is also pedestrian access to one side of the house. The good sized rear garden has been set out for ease of maintenance and colour having a patio with artificial grass and well stocked borders.



## 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 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.

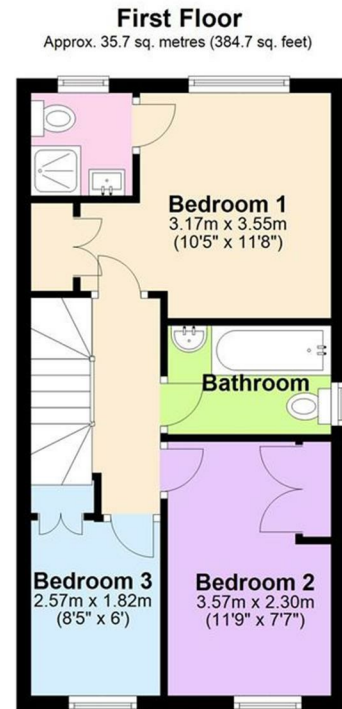
## VALUATION SERVICE

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.










Total area: approx. 95.4 sq. metres (1026.6 sq. feet)  
**2 Aire Close**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	