

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*30 Alder Close, Brough, East Yorkshire, HU15 1ST*

- 📍 Detached Bungalow
- 📍 Close to Amenities
- 📍 No Chain Involved
- 📍 Council Tax Band = C

- 📍 Two Bedrooms
- 📍 Southerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£249,950

## INTRODUCTION

Viewing is recommended of this modern detached bungalow which enjoys a head of cul-de-sac position and forms part of this popular residential area on the edge of the Brough development. Within level walking distance of Morrisons supermarket, doctors' surgery and local bus route, the property is offered with no chain involved and immediate vacant possession. Presented in 'ready to move into' condition, it briefly comprises an entrance hallway with cloaks/W.C., a spacious lounge with feature fireplace, a modern fitted kitchen, two good sized bedrooms and a bathroom with shower facility. Arranged on one level, the accommodation boasts gas-fired central heating and uPVC double glazing. There is a driveway to the front of the property providing off-street parking and giving access to a single integral garage. There is a good sized southerly facing lawned garden which extends to the rear of the bungalow. Certainly worthy of an internal inspection!

## LOCATION

Alder Close is located off Myrtle Way which forms part of this popular residential development to the east of the village. It is ideally placed to take advantage of Brough's good range of shops and amenities. 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

Residential entrance door to:

### ENTRANCE HALLWAY

With window to side.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin with cabinet under. Window to front.

## LOUNGE

14'11" x 14'1" approx (4.55m x 4.29m approx)

With feature fire surround housing an electric fire. Windows to front and side.



## KITCHEN

12'11" x 7'8" approx (3.94m x 2.34m approx)

Having a range of modern base and wall units with laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above. A fridge/freezer and washing machine are also included in the sale.



## CONSERVATORY

9'7" x 9'4" approx (2.92m x 2.84m approx)

With double doors opening out to the rear garden. The conservatory furniture can be included in the sale should a purchaser so wish.



## INNER HALL

With loft access hatch and cylinder/airing cupboard.

## BEDROOM 1

12'11" x 8'10" approx (3.94m x 2.69m approx)

With fitted wardrobes and window to rear.



## BEDROOM 2

12'11" x 8'1" approx (3.94m x 2.46m approx)

Window to rear.

## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin with cabinet under, low flush W.C., window to side.



## OUTSIDE

To the front of the property, there is a lawned garden area and a tarmac driveway providing off-street parking and giving access to a single integral garage. There is pedestrian access to the side of the property leading to the rear garden. The established rear garden enjoys a southerly aspect and is mainly laid to lawn with fenced boundaries.



## 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

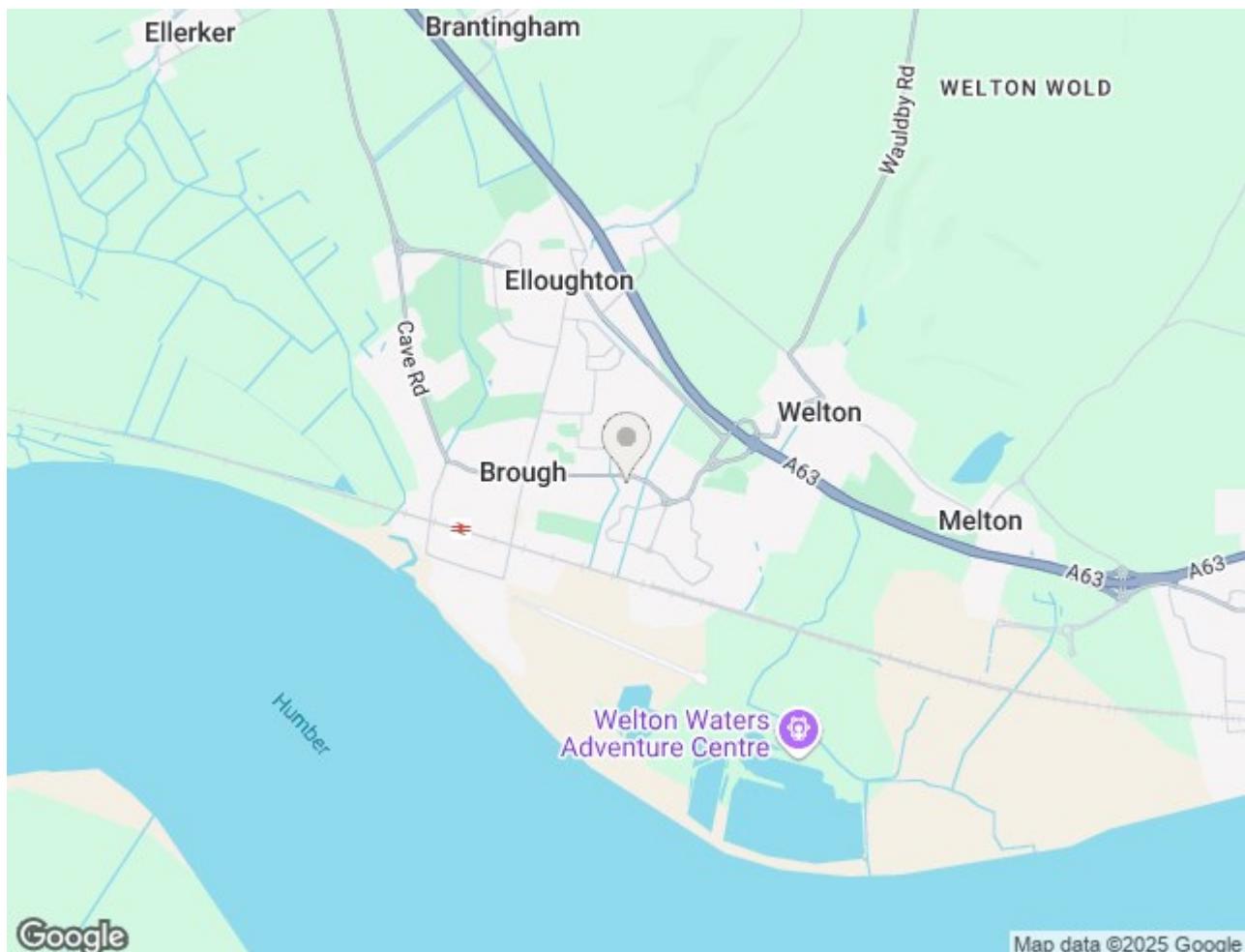
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	