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Matthew  
**Limb**  
MOVING HOME



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

- 📍 Detached House
- 📍 Four Good Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Two Reception Rooms
- 📍 Lovely Position
- 📍 Westerly Facing Garden
- 📍 Excellent Parking + Garage
- 📍 EPC = C

*Offers Around £285,000*

## INTRODUCTION

Occupying a good position within this popular residential area is this attractive detached house just a short walk from the schools, doctors surgery and local amenities. The accommodation has the benefit of gas central heating and uPVC double glazing and briefly comprises an entrance hall, cloaks/W.C., spacious lounge with further sitting/study area to the rear, day room opening through to the fitted breakfast kitchen plus a utility room. At first floor level are four good sized bedrooms with an en-suite shower room to the master and a family bathroom.

Outside, the property is attractively positioned being one of only three properties accessed off a walled and wrought iron railed courtyard area. Parking is available to the front and side of the property up to the single garage. The westerly facing rear garden is mainly lawned with a patio area and fenced boundary.



## LOCATION

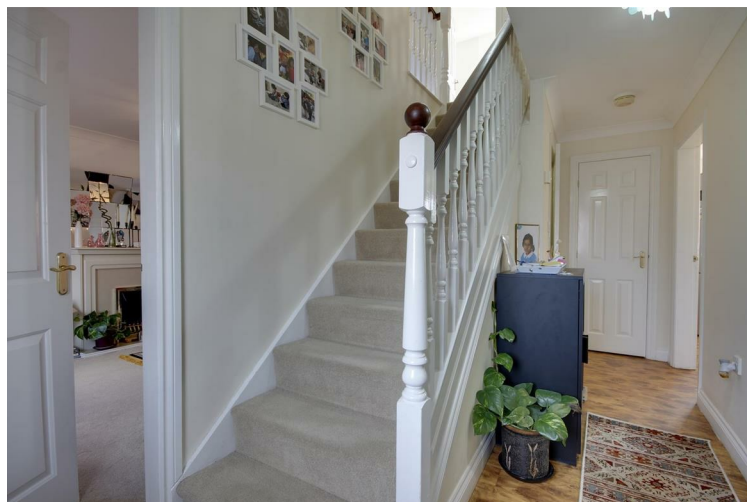
Alder Close is situated off Myrtle Way in Brough. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 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 stairs to the first floor and a storage cupboard off.



### CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.



## LOUNGE

14'11x10'4" approx (4.55mx3.15m approx)

With feature fire surround with marble hearth and backplate housing a living flame gas fire. Window to front elevation. Opening through to the sitting/study area.



## SITTING/STUDY AREA

10'4" x 6'6" approx (3.15m x 1.98m approx)

With double doors to the rear garden.



## DAY ROOM

11'0" x 9'7" approx (3.35m x 2.92m approx)

Window to front elevation. Opening through to the kitchen.



## KITCHEN

10'5" x 9'7" approx (3.18m x 2.92m approx)

Having a range of fitted base and wall units with laminate worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, integrated oven, four ring gas hob with filterhood above, space for a dishwasher and fridge/freezer, window to rear elevation.



## KITCHEN - ALTERNATIVE VIEW



## UTILITY

Base unit with inset sink, plumbing for automatic washing machine. External access door to rear.

## FIRST FLOOR

## LANDING

With loft access hatch.

### *BEDROOM 1*

12'9" x 10'1" (max) approx (3.89m x 3.07m (max) approx)  
Window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, vanity unit with wash hand basin, low flush W.C., tiled floor and window to rear elevation.



### *BEDROOM 2*

13'5" x 8'8" approx (4.09m x 2.64m approx)  
Window to front elevation.





### BEDROOM 3

10'1" x 9'3" approx (3.07m x 2.82m approx)  
With built in wardrobe and window to front elevation.



### BEDROOM 4

12'2" x 6'7" approx (3.71m x 2.01m approx)  
Measurements into fitted wardrobes. Window to rear elevation.



### BATHROOM

Suite comprising a bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., window to rear elevation.



## OUTSIDE

The property is attractively positioned being one of only three properties accessed off a walled and wrought iron railed courtyard area. There is ample parking to the front and side of the property leading to the single garage. The westerly facing rear garden is mainly lawned with a patio area and fenced boundary.



## OUTSIDE - ALTERNATIVE 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 E. 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.

### VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





### Ground Floor

Approx. 54.7 sq. metres (589.0 sq. feet)




### First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 109.4 sq. metres (1178.1 sq. feet)

### 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	

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### 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	