

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Augustus Drive, Brough, East Yorkshire, HU15 1DH*

Detached House

Immaculately Presented

Four Beds/Two Baths

Council Tax Band = D

Spacious Lounge

Parking & Dbl Garage

Lovely Rear Garden

Freehold / EPC = D

*Offers Over £350,000*

## INTRODUCTION

This immaculately presented home occupies a lovely position and is ideally placed for Brough's many amenities. Standing in a good plot with excellent parking facilities, the accommodation has the benefit of gas central heating and uPVC double glazing. Depicted on the attached floorplan, the accommodation briefly comprises an entrance hallway with cloaks/W.C. situated off, dining kitchen with an array of integrated appliances, spacious lounge and superb conservatory with self cleaning glass roof and aircon unit. Upon the first floor are four bedrooms, en-suite shower room and family bathroom.

To the front of the property is a driveway providing excellent off street parking and leading onwards to the detached double garage. The lovely rear garden is lawned with attractive planted borders and a walled and fenced boundary.



## LOCATION

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 HALL

With staircase leading to the first floor.

### CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## DINING KITCHEN

18'8" x 11'7" approx (5.69m x 3.53m approx)

Having an extensive range of fitted base and wall units, laminate worksurfaces, one and a half sink and drainer with mixer tap plus an array of integrated appliances including a double oven, four ring gas hob with filter above, fridge/freezer, dishwasher, washing machine and tumble dryer. Window to front, external access door to side and French doors leading out to the rear garden. Useful understairs storage cupboard.



## LOUNGE

17'0" x 18'10" approx (max) (5.18m x 5.74m approx (max))  
With feature fire surround housing a living flame gas fire, window to front and doors opening through to the conservatory.



## CONSERVATORY

17'6" x 8'0" approx (5.33m x 2.44m approx)

With tinted self cleaning glass roof with UV filter, aircon unit and doors opening out to the garden.



## FIRST FLOOR

### LANDING

With window to rear and airing cupboard.

## BEDROOM 1

10'11" x 10'1" approx (3.33m x 3.07m approx)  
 With fitted wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.



## BEDROOM 2

14'2" x 8'4" approx (4.32m x 2.54m approx)  
 Window to rear.



### BEDROOM 3

10'1" x 9'10" approx (3.07m x 3.00m approx)

Window to front.



### BEDROOM 4

8'5" x 8'5" approx (2.57m x 2.57m approx)

Window to rear.



### BATHROOM

With suite comprising a bath with shower over, wash hand basin with cabinet under, low flush W.C., heated towel rail and window to front.



## OUTSIDE

To the front of the property is a driveway providing excellent off street parking and leading onwards to the detached double garage. The lovely rear garden is lawned with attractive planted borders and a walled and fenced boundary.



## 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 D. 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

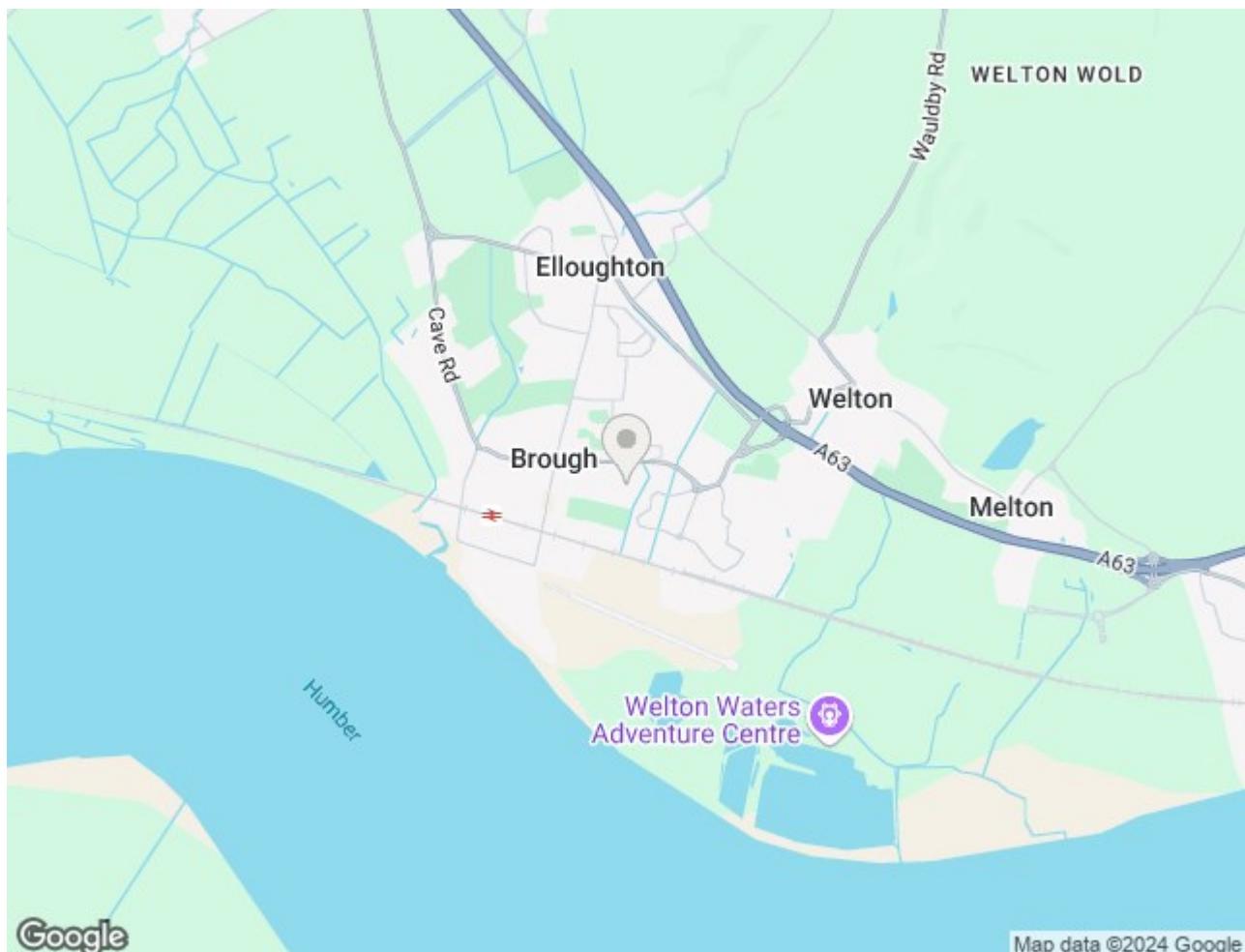
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 124.3 SQ. METRES (1338.3 SQ. FEET)  
**5 AUGUSTUS DRIVE, BROUGH**

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	83	
(81-91) B	62	
(69-80) C	83	
(55-68) D	62	
(39-54) E	83	
(21-38) F	83	
(1-20) G	83	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A	83	
(81-91) B	62	
(69-80) C	83	
(55-68) D	62	
(39-54) E	83	
(21-38) F	83	
(1-20) G	83	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 