

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*51 Blackburn Avenue, Brough, East Yorkshire, HU15 1BD*

- 📍 Terraced House
- 📍 Convenient Location
- 📍 Off-Street Parking
- 📍 Council Tax Band = A
- 📍 No Onward Chain
- 📍 Investment Opportunity
- 📍 Private Rear Garden
- 📍 Freehold/EPC =

**£99,000**

## INTRODUCTION

This one-bedroom terraced property with no chain attached is ideal for those seeking to customise a residence to their personal specifications and offers a solid foundation for modernisation. Complementing its interior potential are the distinct advantages of a lawned rear garden providing a private outdoor retreat, and the practicality of off-street parking. This property represents a notable prospect for both first-time buyers and discerning investors.

## LOCATION

The property is located in a small popular cul-de-sac of Blackburn Avenue located off Skillings Lane and is ideally placed to take advantage of Brough's good range of shops and amenities. There is a nearby primary school with secondary schooling at South Hunsley which lies a few miles away. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station which is located a short walk away.

## ACCOMODATION

Residential entrance door to:

## KITCHEN

8'7" x 10'9" approx (2.62m x 3.28m approx)

With fitted worksurfaces and one-and-a-half sink & drainer beneath window to front, four-ring gas hob and access to large understairs cupboard.



## LIVING AREA

10'9" x 11'11" approx (3.28m x 3.63m approx)  
With window and door to rear garden.



## FIRST FLOOR

### BEDROOM

12' x 10'9" approx (3.66m x 3.28m approx)  
With window to rear elevation.



### BATHROOM

4'10" x 8'7" approx (1.47m x 2.62m approx)  
With low-flush W.C. beneath window to front elevation, bath with shower fitting and wash-hand basin.



## OUTSIDE

A serene, lawned garden lies to the rear of the property, also providing tenfoot access. The front of the property benefits from a driveway with one off-street parking space.



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

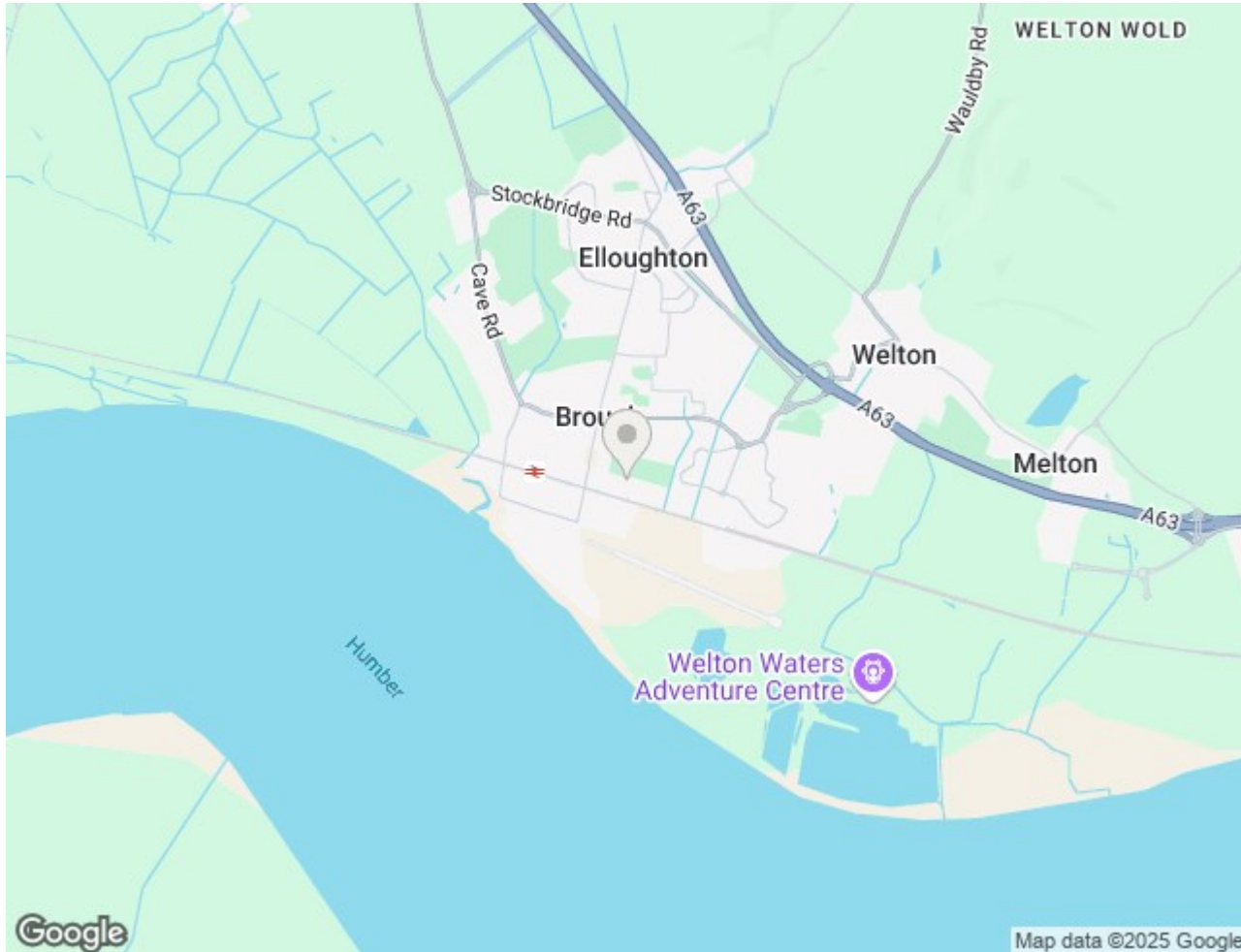
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

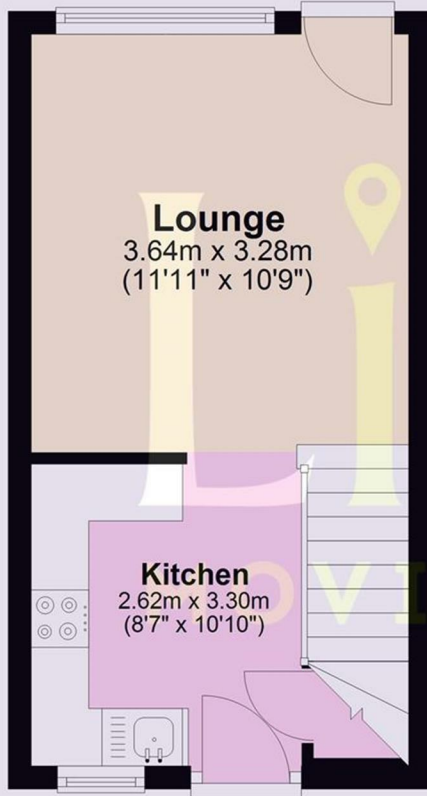
## VALUATION SERVICE

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.



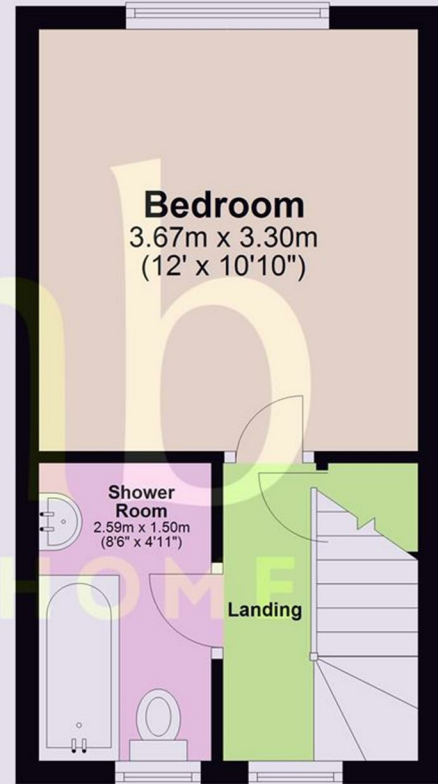
## Ground Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



## First Floor


Approx. 21.0 sq. metres (225.9 sq. feet)



Total area: approx. 41.9 sq. metres (451.1 sq. feet)

**51 Blackburn Avenue, Brough**

## 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	