

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



93A Askew Avenue, Kingston Upon Hull, HU4 6LT

📍 Individual Detached House

📍 3 Double Bedrooms

📍 Lounge & Study

📍 Council Tax Band = C

📍 Superb Living Kitchen

📍 South Facing Rear Garden

📍 Off Street Parking & Garag

📍 Freehold / EPC = B

£259,950

INTRODUCTION

Individually built by the current owners, this fantastic detached family home occupies a generous plot with a highly desirable south-facing aspect. The well-proportioned accommodation includes a welcoming entrance hallway, cloaks/W.C., study and lounge. Spanning the rear of the house is an impressive open-plan living kitchen, featuring bi-folding doors that provide direct access to the garden and create an ideal space for entertaining.

The first floor offers three double bedrooms, including a main bedroom with an en-suite shower room, and a stylishly appointed family bathroom.

The exterior has been designed for ease of maintenance; the front features a gravelled garden with decorative wrought iron fencing atop a low brick wall. The rear garden is a particular highlight, featuring an extensive patio and an artificial lawn. Double gates at the rear provide secure access to a detached garage and off-street parking.

LOCATION

Located in the popular HU4 residential area, Askew Avenue is well-placed for a variety of local amenities, including supermarkets and shops along Anlaby Road and Boothferry Road. The area is ideal for families, with Francis Askew Primary School and Sirius Academy West within easy reach. Nearby Pickering Park offers extensive green space and leisure facilities, while the MKM Stadium is also close by for sports and major events.

The location offers excellent transport connections, with the A63 easily accessible, providing a direct link to the Humber Bridge, the city centre, and the wider M62 motorway network. For those using public transport, regular bus services run nearby, providing convenient access to Hull City Centre and the Paragon Interchange for mainline rail links.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

With feature herringbone style flooring and staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Feature flooring and window to side.



STUDY

Window to the front elevation.



LOUNGE

Window to the front elevation.



OPEN PLAN LIVING KITCHEN

Situated to the rear of the property with bi-folding doors leading out to the rear garden. Tiled floor and inset spot lights.



KITCHEN AREA

Having a range of stylish base and wall units with complementing worktops and upstands plus a large breakfast bar peninsular. There is a sink and drainer with mixer tap, oven, induction hob with filter above, dishwasher, washing machine, tumble dryer and fridge/freezer. Window to rear.



LIVING/DINING AREA



FIRST FLOOR

LANDING

With window to the front elevation.



BEDROOM 1

Double bedroom with window to the rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Feature flooring, inset spot lights and window to side.



BEDROOM 2

Double bedroom with window to the rear elevation.



BEDROOM 3

Double bedroom with window to the front elevation.



BATHROOM

With stylish suite comprising an oval bath, feature wash hand basin and low flush W.C. Tiling to walls and floor, window to the front elevation.



OUTSIDE

The exterior has been designed for ease of maintenance; the front features a gravelled garden with decorative wrought iron fencing atop a low brick wall. The rear garden is a particular highlight, featuring an extensive patio and an artificial lawn. Double gates at the rear provide secure access to a detached garage and off-street parking.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

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

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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

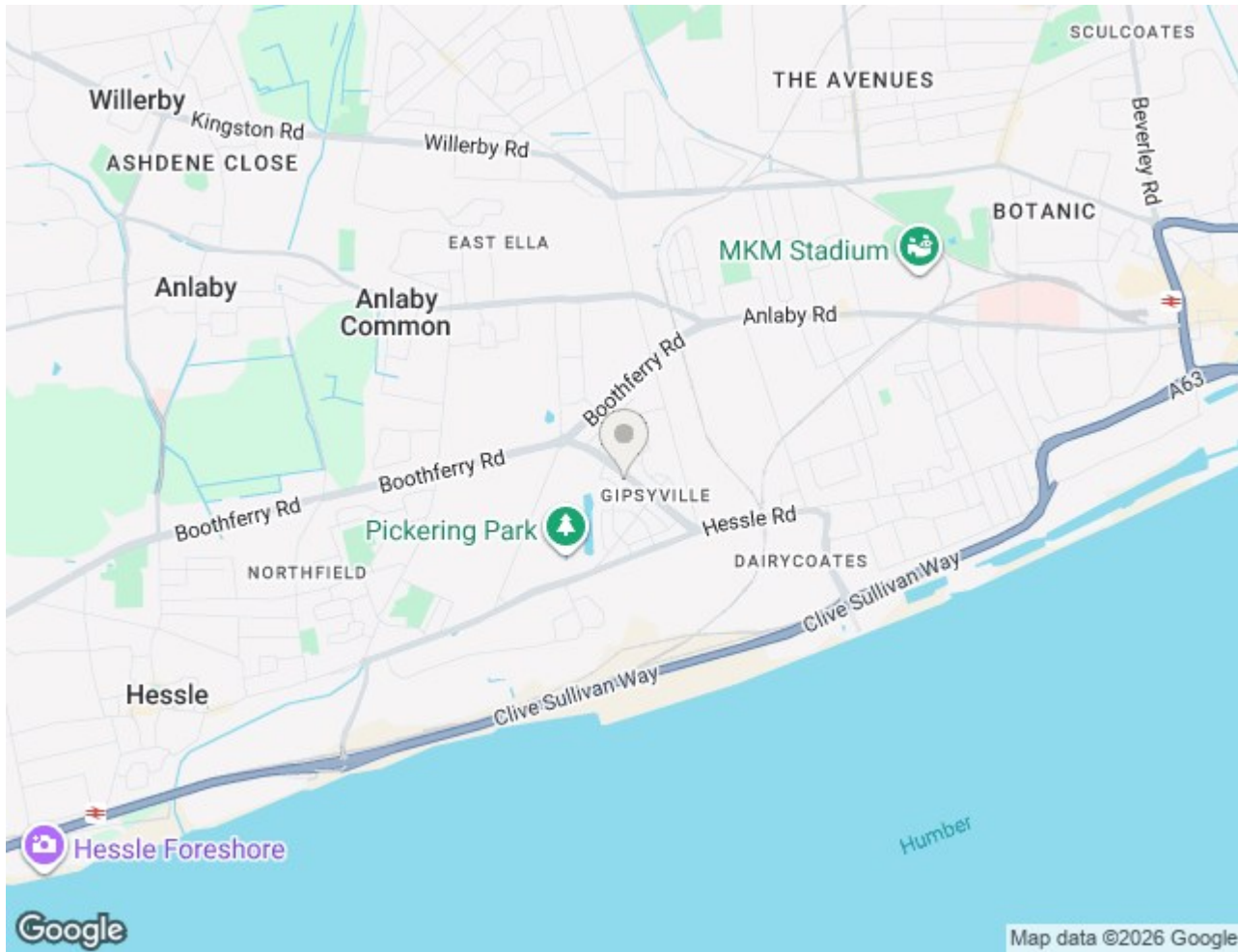
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

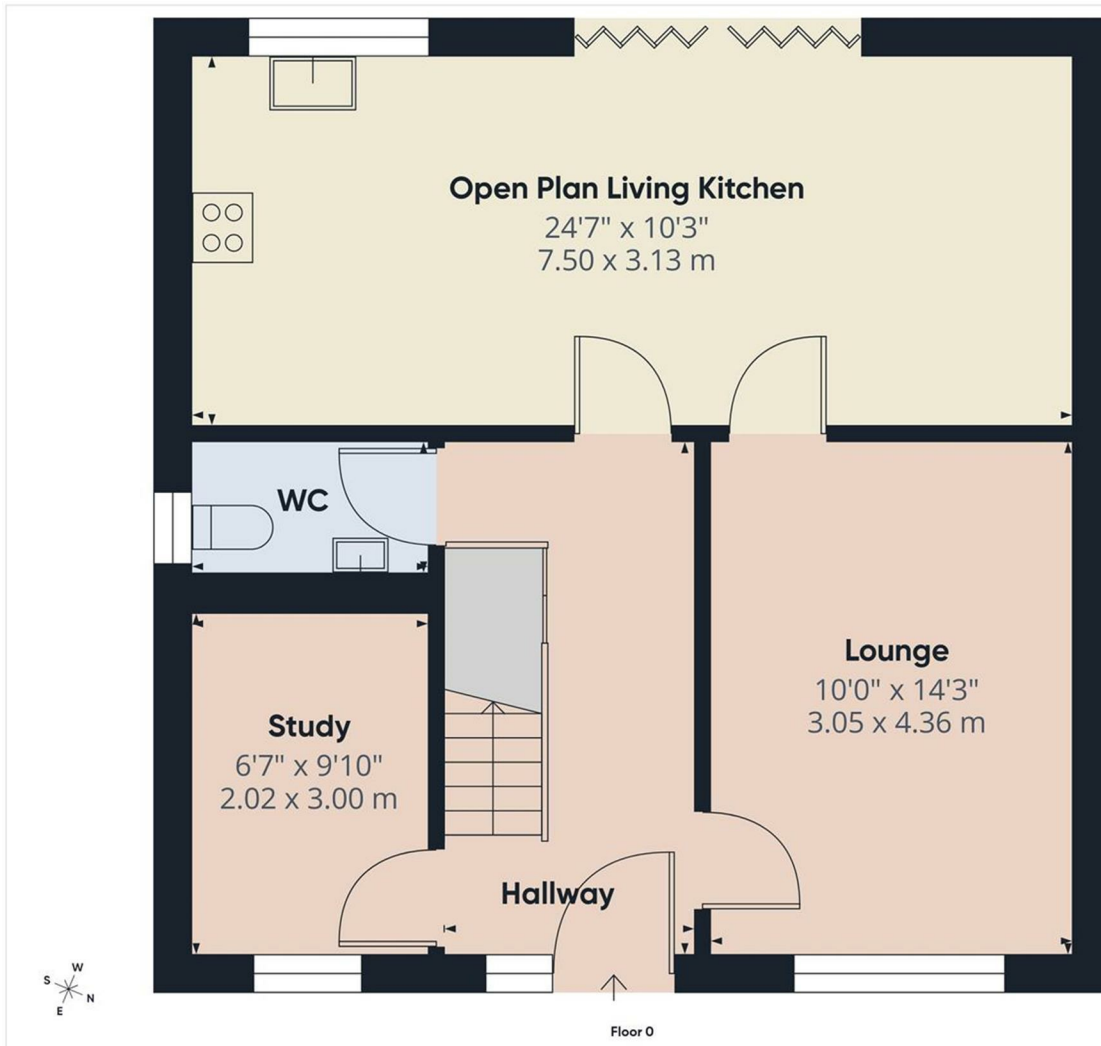
PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

PROPERTY TO SELL?

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.





Approximate total area⁽¹⁾
598 ft²
55.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

