



14 Tudor Close, Brough, East Yorkshire, HU15 1TY

- 📍 Semi-Detached Townhouse
- 📍 Three Bedrooms
- 📍 Three Bath/Shower Rooms
- 📍 Contemporary Kitchen
- 📍 Parking for Two Cars
- 📍 West Facing Rear Garden
- 📍 C/Heating & D/Glazing
- 📍 EPC = C

£210,000

INTRODUCTION

Occupying a cul-de-sac position within this modern residential development is this semi-detached townhouse with a west facing rear garden and parking for two cars. The accommodation is arranged over three floors and comprises an entrance hall, shower room, utility room and bedroom. Upon the first floor is a spacious lounge with double doors opening to a Juliet style retaining balcony and there is a contemporary fitted kitchen with breakfast area. Stairs lead up to the second floor where there are two bedrooms both with en-suite bath/shower rooms.

The garage has been split and the current owner uses the rear half as a gym which can be accessed off the entrance hall. The front half of the garage is used as a store. Parking for two cars can be found to the front and the westerly facing rear garden is set out for easy maintenance with patio, decking and gravel.

LOCATION

Tudor Close is situated off Hanover Drive which runs 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 HALLWAY

With storage cupboard and stairs to the first floor off. Access to rear part of integral garage, currently used as a gym by the current owner.

SHOWER ROOM

With shower enclosure, wash hand basin and low flush W.C. Window to side elevation.



UTILITY

With fitted units, plumbing for automatic washing machine and external access door to rear.



BEDROOM 3

8'10" x 7'0" approx (2.69m x 2.13m approx)
Window to rear elevation.



FIRST FLOOR

LANDING

LOUNGE

15'4" x 15'5" approx (4.67m x 4.70m approx)

Feature fireplace housing an electric fire. Window to front and double doors with Juliet style retaining balcony.



DINING KITCHEN

15'4" x 13'1" approx (4.67m x 3.99m approx)

Having a range of contemporary base and wall units with complementing work surfaces and upstands, breakfast bar peninsular, tiled splashbacks, sink and drainer with mixer tap, integrated appliances including an oven, hob and dishwasher. There is space for a fridge/freezer.



SECOND FLOOR

LANDING

BEDROOM 1

15'4" x 9'10" approx (4.67m x 3.00m approx)
Airing cupboard. Windows to rear elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin, low flush W.C., heated towel rail and window to side elevation.



BEDROOM 2

15'4" x 13'8" approx (4.67m x 4.17m approx)
Windows to front elevation.



EN-SUITE BATHROOM

With suite comprising a bath with shower attachment, pedestal wash hand basin and low flush W.C. Part tiling to walls, tiled floor and window to side elevation.



OUTSIDE

Parking for two cars can be found to the front and the westerly facing rear garden is set out for easy maintenance with patio, decking and gravel.



STORE/GYM

The garage has been split and the current owner uses the rear half as a gym which can be accessed off the entrance hall. The front half of the garage is used as a store.

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.

STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%
£125,001 - £250,000 2%
£250,001 - £925,000 5%
£925,001 - £1,500,000 10%
£1,500,001 and over 12%

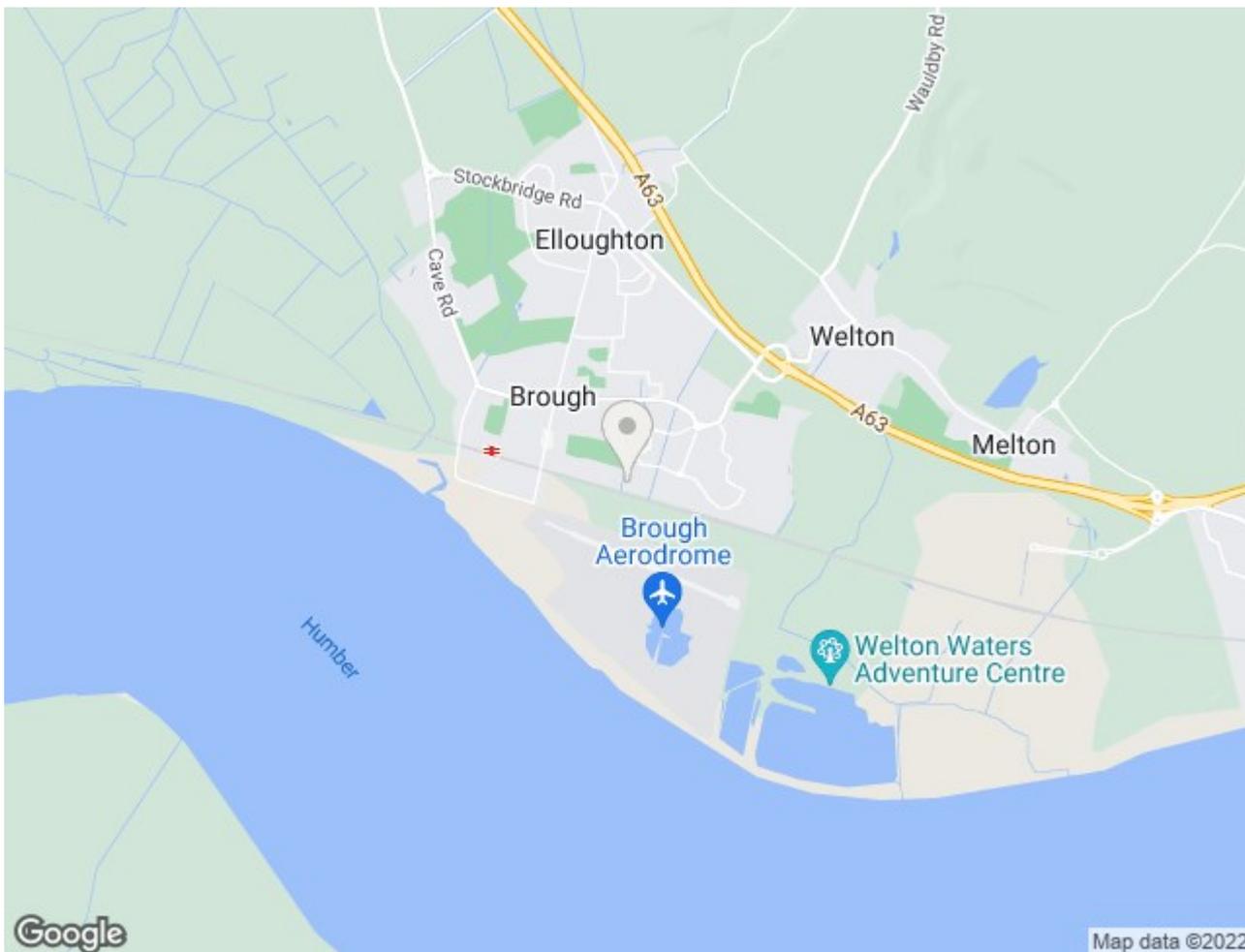
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

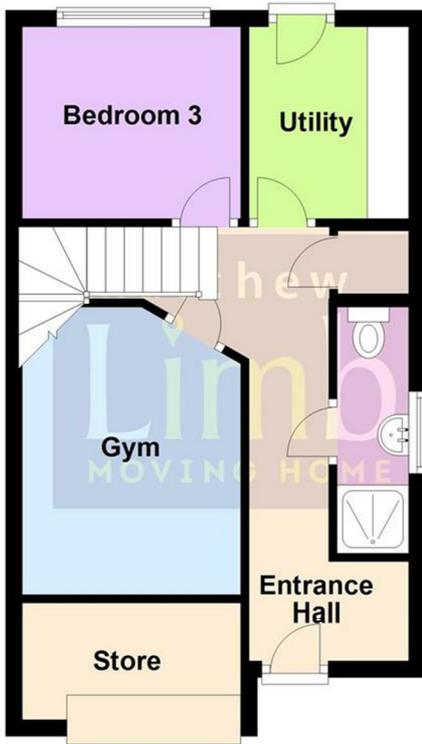
TIMEDAY/DATE

SELLERS NAME(S)



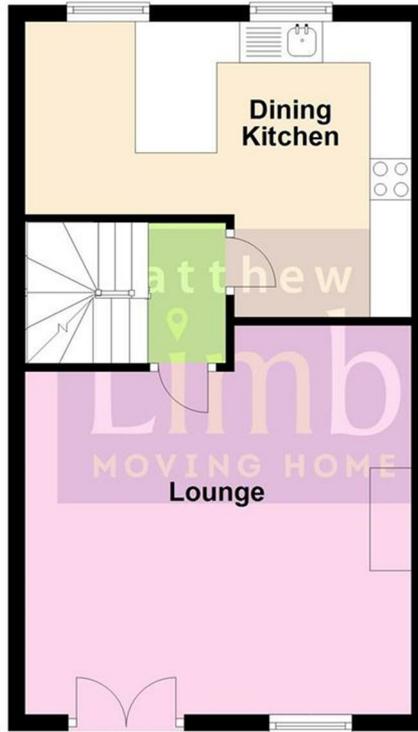
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



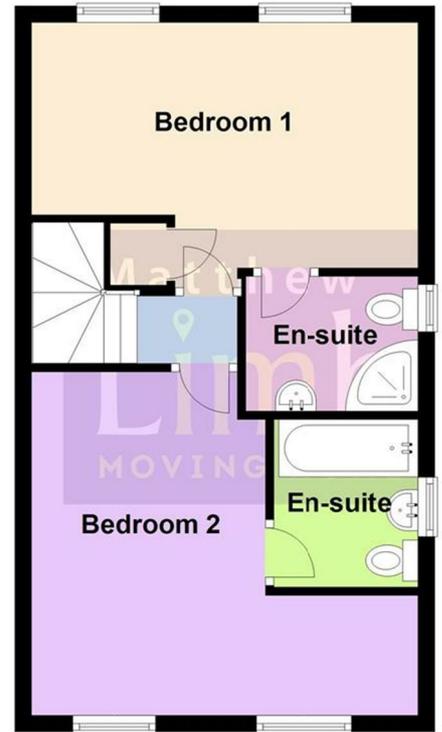
First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 116.2 sq. metres (1250.7 sq. feet)

