Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

19 Broadacre Park, Brough, East Yorkshire, HU15 1LT

- Detached Family Home
- 4 Beds/2 Baths
- Spacious Lounge
- Council Tax Band = E
- Dining Kitchen
- Gardens to Front & Rear
- Driveway & Double Garage
- Freehold / EPC = C

£335,000

INTRODUCTION

Nestled in the desirable area of Broadacre Park, Brough, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Built in 1993, the property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

With four generously sized bedrooms, this residence is perfect for families of all sizes, offering plenty of room for everyone to enjoy their own space. The two modern bathrooms ensure convenience for busy mornings.

One of the standout features of this property is the delightful garden space, which offers a wonderful area for children to play, gardening enthusiasts to indulge their passion, or simply for family gatherings during the warmer months. The garden is a true haven for outdoor living.

Additionally, the property benefits from excellent off street parking, making it easy for families and guests to come and go. The location is particularly appealing, with great local schools nearby, ensuring that educational needs are well catered for.

This super family home in Broadacre Park is not to be missed. It combines comfort, space, and a fantastic location, making it an ideal choice for those looking to settle in a welcoming community.

LOCATION

Broadacre Park is a small cul-de-sac development situated at the eastern end of Welton Road. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and cleverly designed storage underneath.

CLOAKS/W.C.

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

LOUNGE

Spacious living space with modern wall mounted electric fire, window to the front elevation and French doors opening out to the rear garden.

DINING KITCHEN

Having a range of modern base and wall units with Minerva worktops incorporating a one and a half bowl sink and drainer with mixer tap, range style cooker, housing for an American style fridge/freezer, plumbing for a dishwasher and washing machine. Window and external access door to rear.

DINING AREA

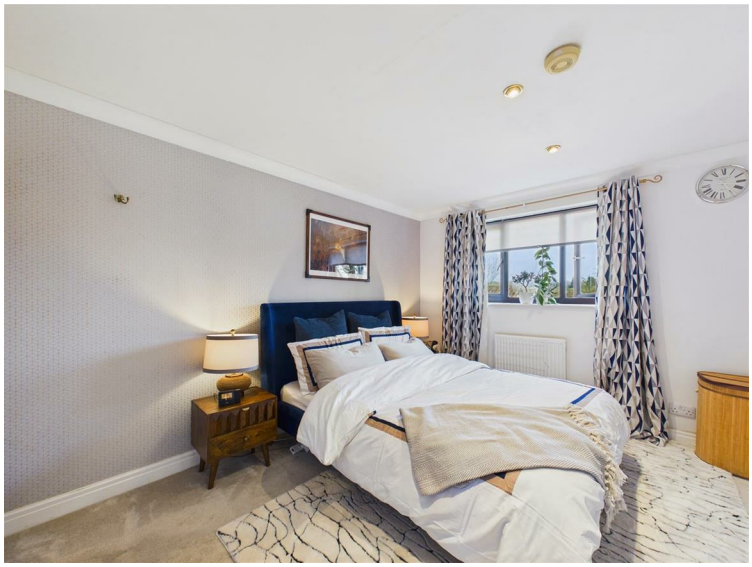
With window to the front elevation.

FIRST FLOOR

LANDING

BEDROOM 1

With built in wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with wash hand basin, low flush W.C. and heated towel rail. Window to side elevation.

BEDROOM 2

Window to the front elevation.

BEDROOM 3

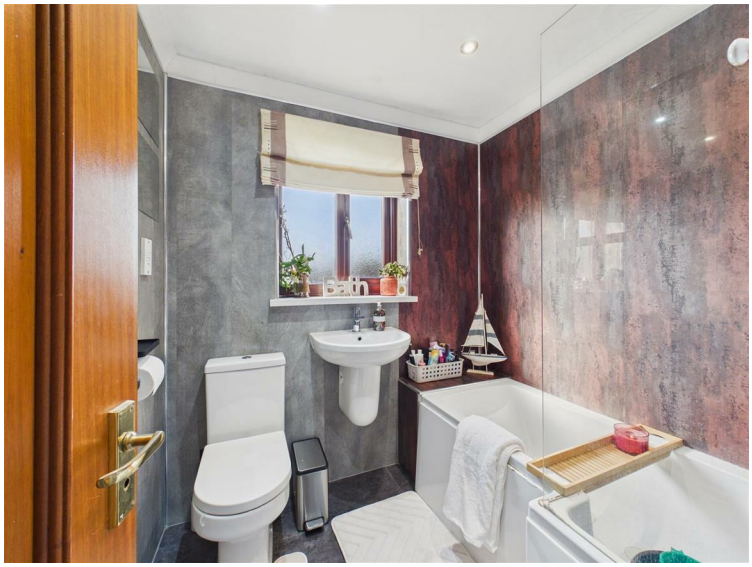
Window to the rear elevation.

BEDROOM 4

Window to the rear elevation.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail and window to the rear elevation.



OUTSIDE

Occupying a generous plot, the property features a lawned garden to the front, while the private rear garden enjoys a favoured south-westerly aspect—perfect for enjoying the afternoon and evening sun. The rear garden is primarily laid to lawn with a paved patio area for outdoor seating, complemented by a practical side area currently housing a garden shed.

A standout feature is the fully insulated double garage, which has been enhanced with French doors to the side that open directly onto the garden. This space offers incredible versatility; there is clear potential to install a central stud wall, allowing a buyer to create a dedicated home office or summerhouse while still retaining a functional single garage for storage or a vehicle. To the rear of the property, there is also ample off-road parking.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC 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 E. 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.

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Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
Welton Waters
Activities Centre
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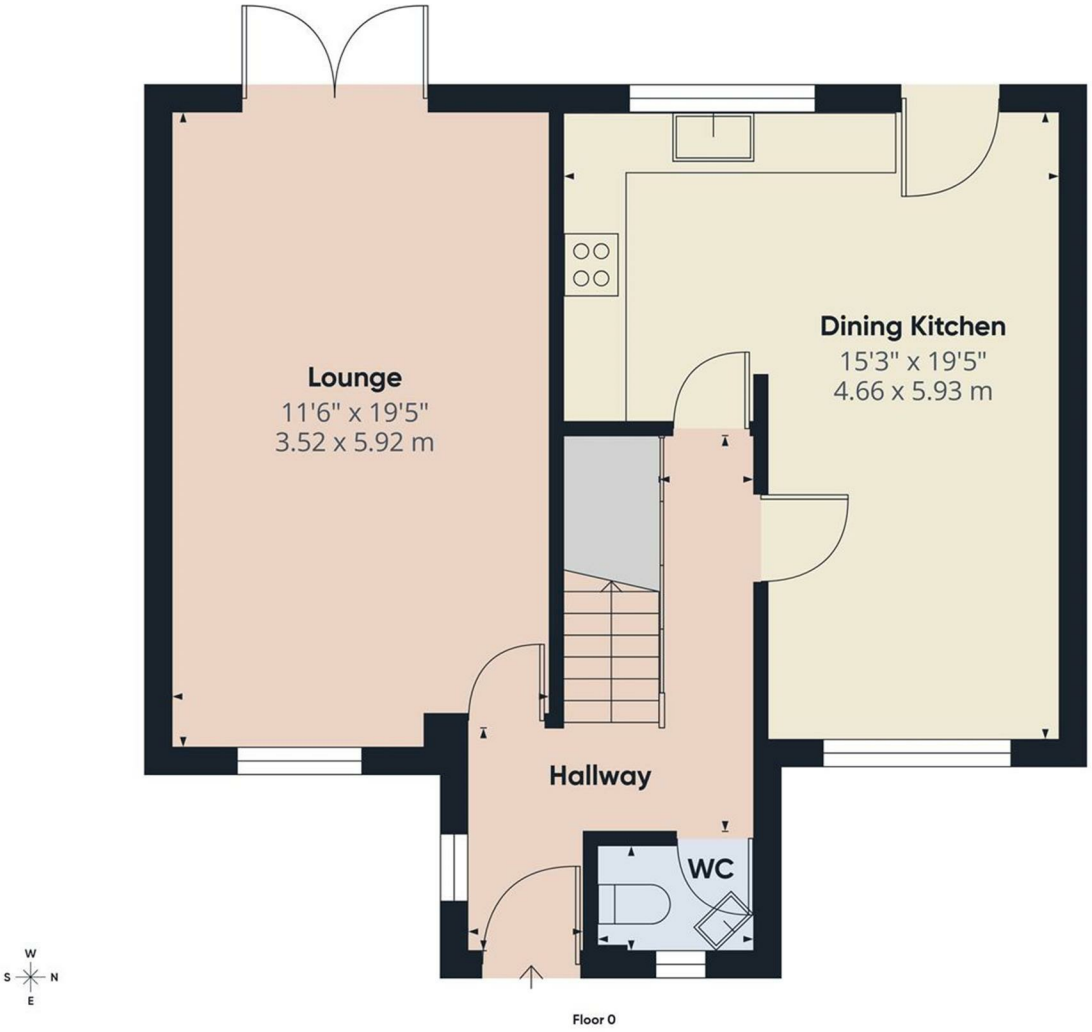


Approximate total area(1)

578 ft²

53.7 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

Approximate total area(1)

480 ft²

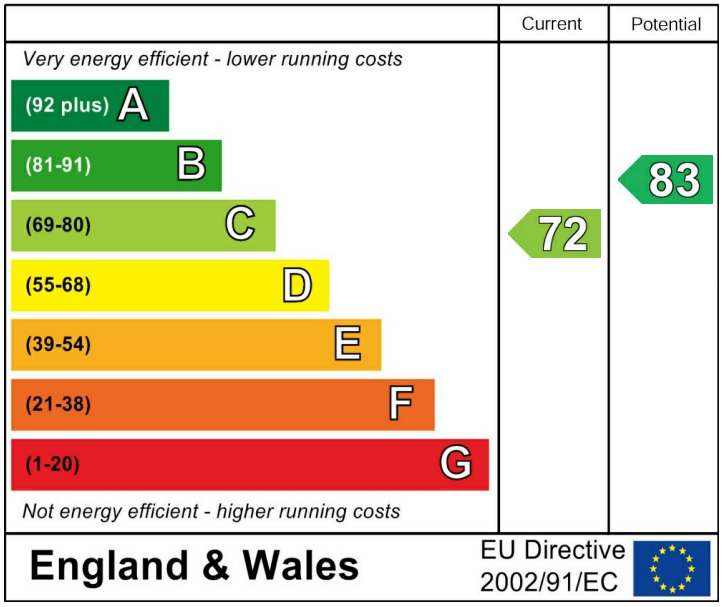
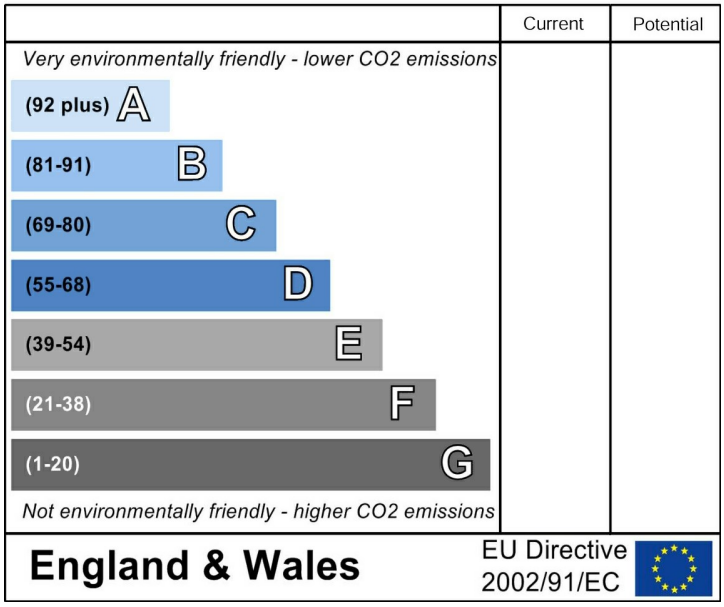
44.6 m²

(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

Energy Efficiency Rating



Environmental Impact (CO_2) Rating