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**Limb**  
MOVING HOME



*28 Pickering Grange, Brough, East Yorkshire, HU15 1GY*

- 📍 Spacious Townhouse
- 📍 Three/Four Bedrooms
- 📍 Versatile Layout
- 📍 Council Tax Band = D
- 📍 South-Facing Garden
- 📍 Garage & Parking
- 📍 Excellent Presentation
- 📍 Freehold/EPC = C

**£230,000**

## INTRODUCTION

As an outstandingly spacious townhouse, this property on Pickering Grange in Brough offers well-presented and highly versatile accommodation. Although currently used in a three-bedroom design, the property has the potential to use the sitting room as a fourth bedroom if desired. The property occupies a central position within this popular cul-de-sac, and includes a contemporary lawned south-facing rear garden with decking to foot of rear bi-folding doors from the Living Room. The accommodation stretches across three floors and briefly comprises an entrance hall, cloakroom/W.C., living room and kitchen with a range of integrated appliances. The first floor houses a spacious sitting room which could become the fourth bedroom if so required, as well as a spacious bathroom and third bedroom. Upon the upper floor of the property sit bedroom 1 and bedroom 2, with a shower-rom which can be accessed directly from the first bedroom or the upper landing area. The accommodation benefits from gas-fired central-heating to radiators throughout and uPVC framed double glazing. The property also benefits from an allocated off-street parking space in communal car park and a private garage.

## LOCATION

Pickering Grange is situated off Harewood Crest, running off Ruskin Way within this popular residential development situated on the eastern fringes of the village of Brough. 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 stairs leading up to the first floor.

### W.C.

3'1" x 7'0" approx (0.94m x 2.13m approx)

With low-level W.C. beneath window to front and wash-hand basin atop vanity unit. Plumbing for washing machine available.





## LIVING ROOM

16'1" x 15'7" approx (4.90m x 4.75m approx)

A spacious and versatile room with bi-fold doors opening out to the rear terrace. The room houses an understairs storage cupboard to corner.



Double doors from living room lead through to:



## KITCHEN

11'4" x 8'7" approx (3.45m x 2.62m approx)

Having a stunning range of stylish and fitted contemporary kitchen units and wood effect laminate worksurfaces. The space includes a stainless-steel sink and half drainer, integrated oven and grill, five-ring gas hob with hood above, dishwasher and space for fridge-freezer. The flooring is a matching dark wooden-laminate and a bay window to the front of the property provides ample room for a small dining table.



## FIRST FLOOR

## LANDING

With further staircase leading up to the second floor.

## SITTING ROOM/BEDROOM 4

16'1" x 13'3" approx (4.90m x 4.04m approx)

With two windows to rear elevation overlooking the garden.



## BEDROOM 3

13'7" x 8'6" approx (4.14m x 2.59m approx)

With window to front elevation and fitted wardrobes with sliding doors.



## BATHROOM

7'2" x 7'3" approx (2.18m x 2.21m approx)

With suite comprising low-flush W.C. beneath window to front elevation, pedestal wash-hand basin and bath with shower attachment. Tiled surround.



## SECOND FLOOR

### LANDING

### BEDROOM 1

16'1" x 10'9" approx (4.90m x 3.28m approx)

With two windows to the rear elevation. Space includes fitted wardrobe and feature wainscot panelling on side wall. Internal door leads through to shower room (also accessible from the landing).





## BEDROOM 2

10'1" x 14'2" approx (3.07m x 4.32m approx)

Measurements up to fitted wardrobes on side wall. Two windows look out to the front elevation, and a large storage/airing cupboard lies to corner.



## SHOWER ROOM

8'7" x 4'5" approx (2.62m x 1.35m approx)

With suite comprising low-flush W.C., pedestal wash-hand basin and shower enclosure. Tiled surround.

## OUTSIDE

A garden leads to the front entrance door of the property, whilst the south-facing and contemporary enclosed rear-garden comprises a lawn and decking on which to entertain and enjoy sun. Also included is a private garage and one off-street parking space in the communal parking to side.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## SERVICE CHARGE

There is a service charge of £218.66 which is paid every 6 month for the maintenance of the communal parking and garaging area.

## 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

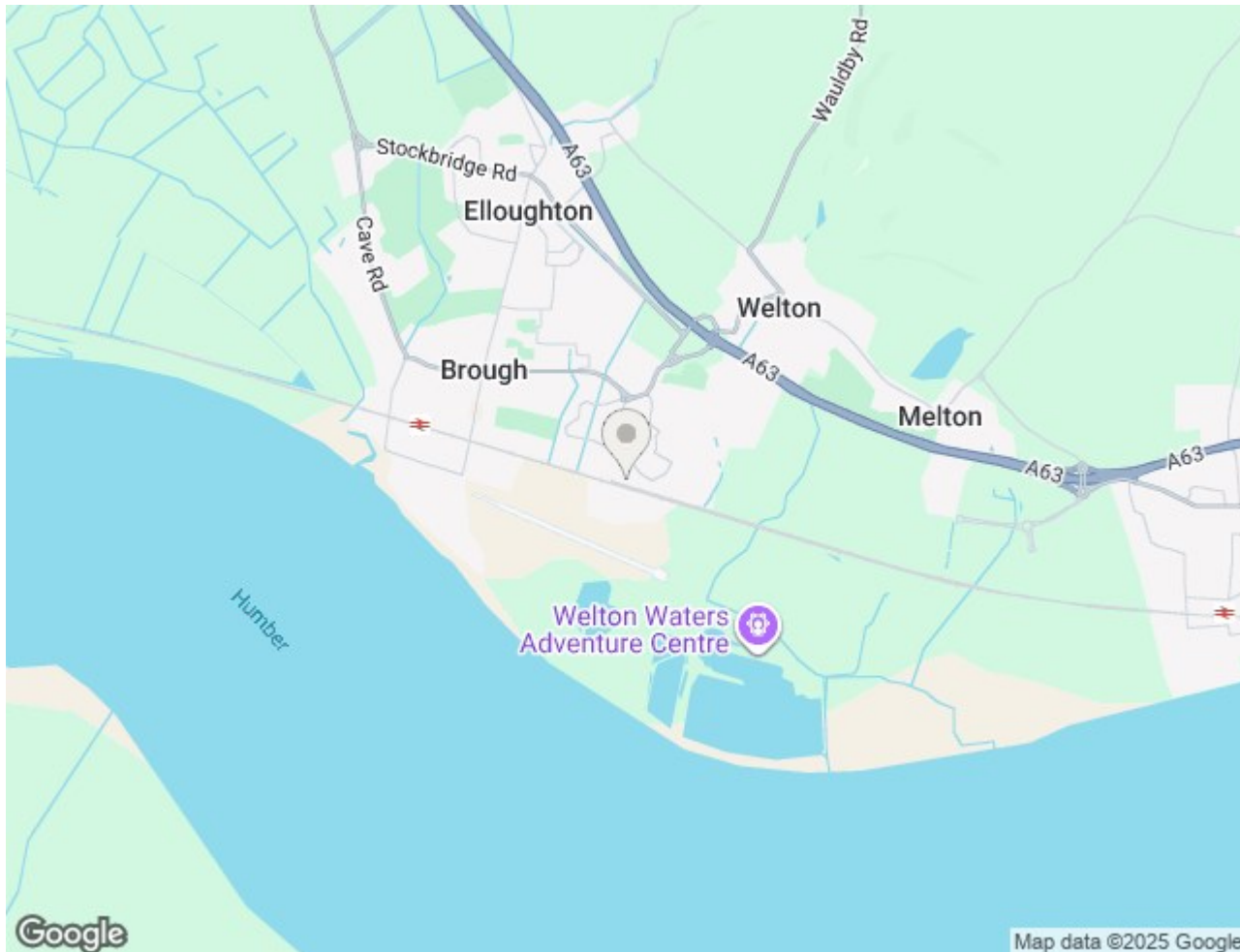
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

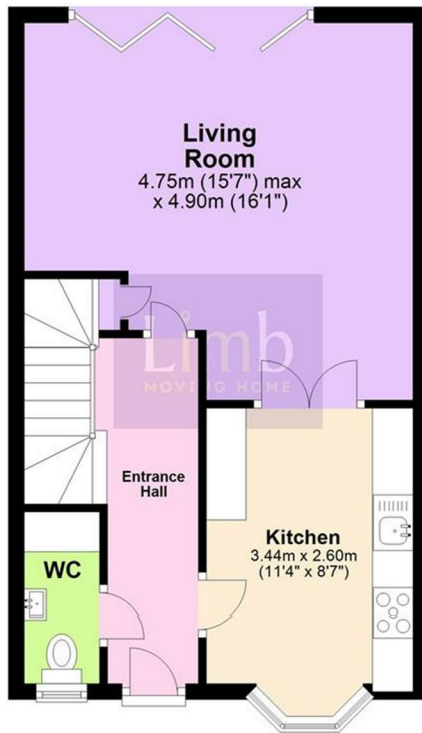
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)




## Second Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 122.0 sq. metres (1313.5 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</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	