

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



4 Windsor Close, Brough, East Yorkshire, HU15 1TX

- 📍 Attractive Townhouse
- 📍 Three Beds/Three Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = D

- 📍 Dining Kitchen
- 📍 Low Maintenance Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£210,000

INTRODUCTION

This attractive townhouse offers spacious and versatile living accommodation across three floors. The ground floor comprises an entrance hallway, a convenient utility room, a bedroom/study and a modern shower room. Upon the first floor, there is a comfortable lounge and an attractive dining kitchen, perfect for entertaining and everyday living. The second floor boasts two further double bedrooms, each benefiting from their own en-suite bathrooms. Externally, the property features off-street parking, a garage, and a low-maintenance rear garden.

LOCATION

Windsor 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 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 storage/coat cupboard, internal access door to the garage and staircase leading up to the first floor.



BEDROOM 3 / STUDY

8'11" x 7'8" approx (2.72m x 2.34m approx)

Window to rear.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. External access door to rear. Tiled floor.



FIRST FLOOR

LANDING

With staircase leading up to the second floor.

LOUNGE

15'6" x 15'4" approx (4.72m x 4.67m approx)

Window and French doors to Juliet style retaining balcony.



DINING KITCHEN

15'4" x 12'10" approx (4.67m x 3.91m approx)
Measurements to extremes.

Having a range of fitted base and wall units with laminate worktops, one and a half bowl sink and drainer with shower style mixer tap, tiled splashbacks, oven, four ring gas hob with filter hood above, plumbing for a dishwasher. Tiled floor, windows to rear.



DINING AREA



SECOND FLOOR

LANDING

BEDROOM 1

15'6" x 9'8" approx (4.72m x 2.95m approx)
With fitted wardrobes and windows to the rear elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a corner shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, tiled floor and inset spot lights.



BEDROOM 2

15'5" x 13'8" approx (4.70m x 4.17m approx)
Measurements to extremes.

With windows to the front elevation.



EN -SUITE BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Half tiling to walls, tiled floor.



OUTSIDE

Parking is available to the front and there is an integral single garage. The rear garden is set out for ease of maintenance with patio area, artificial lawn and a gravelled area to the rear. There is fencing to the boundary and a pedestrian access gate to the rear.



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.

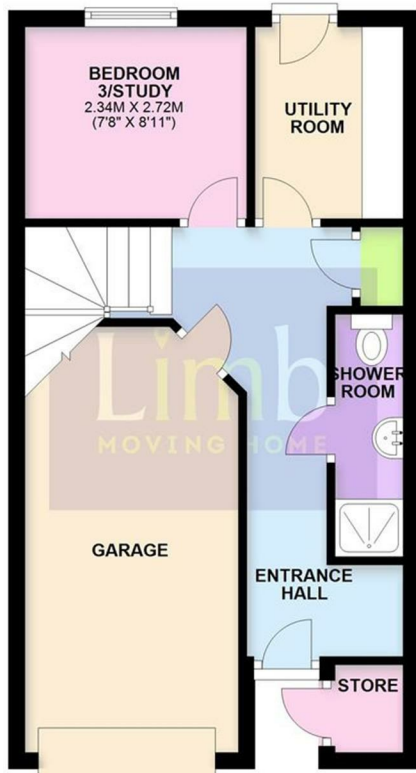
VALUATION SERVICE

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.



GROUND FLOOR

APPROX. 39.3 SQ. METRES (423.3 SQ. FEET)



FIRST FLOOR

APPROX. 41.3 SQ. METRES (445.0 SQ. FEET)




SECOND FLOOR

APPROX. 41.6 SQ. METRES (447.2 SQ. FEET)



TOTAL AREA: APPROX. 122.2 SQ. METRES (1315.5 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	