

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*15 Myrtle Way, Brough, East Yorkshire, HU15 1SR*

- 📍 Modern Detached House
- 📍 Spacious Accommodation
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = G
- 📍 Stunning Central Atrium
- 📍 Open Plan Living Kitchen
- 📍 Driveway & Garage
- 📍 Freehold/EPC = C

**£415,000**



## INTRODUCTION

Occupying an attractive position within a popular residential development is this modern detached house which enjoys deceptively spacious accommodation with a stunning central atrium. The generously proportioned accommodation has the benefit of gas central heating to radiators and uPVC double glazing and comprises an entrance hall, cloaks/W.C., lounge, study, central sitting/dining room with an atrium style glazed wall and part ceiling with galleried landing above. To the rear is a fantastic living kitchen and separate utility room. Upon the first floor are four double bedrooms, two of which have en-suite facilities, and a family bathroom with four piece suite.

The property enjoys an attractive position with a small garden area to the front. Gates open up to the side drive which leads onwards to the single detached garage. The rear garden is mainly lawned with a south westerly aspect.



## LOCATION

Myrtle Way runs off the roundabout to the east of the village. 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 minutes 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 HALL

With storage/coat cupboard. Window to side elevation.



### CLOAKS/W.C.

With suite comprising a low flush W.C., wash hand basin and window to side elevation.

## LOUNGE

14'9" x 12'9" approx (4.50m x 3.89m approx)

With feature fire surround housing a living flame gas fire, windows to front and side elevations.



## STUDY

9'0" x 8'7" approx (2.74m x 2.62m approx)

Window to front elevation.

## DINING/SITTING ROOM

18'11" x 13'8" approx (5.77m x 4.17m approx)

Stunning room with double glazed full height atrium style wall and roof. A staircase leads up to the first floor galleried landing looking down into the room.



## LIVING KITCHEN

23'0" x 15'8" approx (7.01m x 4.78m approx)

Having a range of base and wall units, contrasting worksurfaces and tiled surround. There is a one and a half sink and drainer, five ring gas hob, double oven, fridge freezer and dishwasher.





## LIVING KITCHEN - ALTERNATIVE VIEW



## KITCHEN AREA

## LIVING AREA

With double doors opening out to the rear garden plus doors to the side patio.

## UTILITY

With fitted base and wall units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer, external access door to rear.

## GALLERIED LANDING

A stunning galleried landing with part glazed roof.



## BEDROOM 1

15'9" x 11'5" approx (4.80m x 3.48m approx)  
With window to rear and opening through to the dressing room.



## DRESSING AREA

With fitted wardrobing.



## EN-SUITE SHOWER ROOM

Suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C.. Half tiling to walls, window to rear elevation.



## BEDROOM 2

16'3" x 12'9" (maximum measurements) (4.95m x 3.89m (maximum measurements))

With built in wardrobe and windows to front and side elevations.



## EN-SUITE SHOWER ROOM

Suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C.. Half tiling to walls, window to front elevation.





## BEDROOM 3

12'3" x 10'4" approx (3.73m x 3.15m approx)  
With built in wardrobes and window to rear elevation.



## BEDROOM 4

12'0" x 9'5" approx (3.66m x 2.87m approx)  
With built in wardrobe and window to front elevation.



## BATHROOM

Having a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low flush W.C. Half tiling to walls and window to side elevation.



## OUTSIDE

The property enjoys an attractive position with a small garden area to the front. Gates open up to the side drive which leads onwards to the single detached garage and the side patio area ideal for a hot tub! The rear garden is mainly lawned with a south westerly aspect.



## DRIVE & PATIO

## REAR VIEW



## REAR VIEW OF PROPERTY

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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.

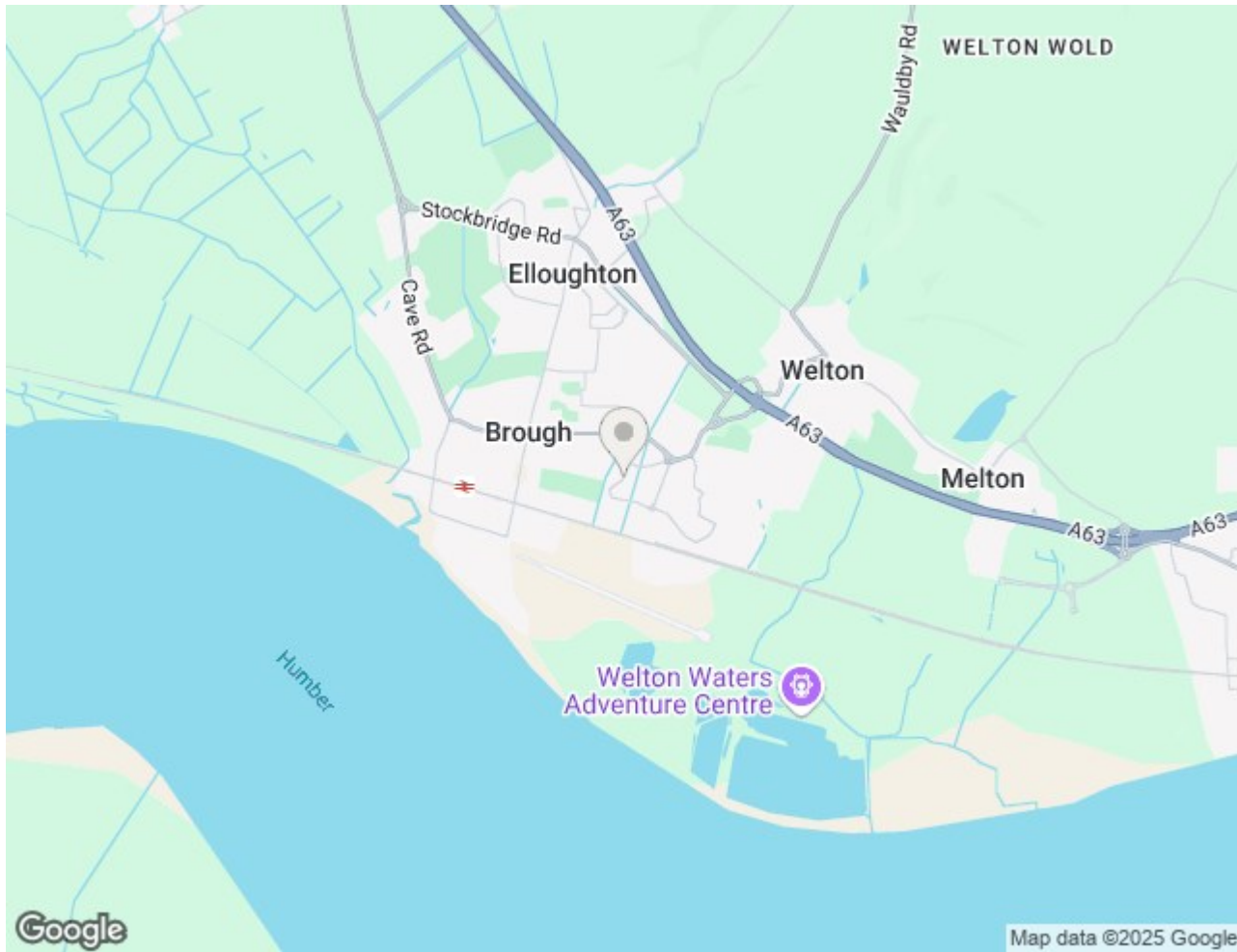
## *PHOTOGRAPH DISCLAIMER*

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. 104.9 sq. metres (1129.1 sq. feet)




**First Floor**

Approx. 95.9 sq. metres (1031.8 sq. feet)



Total area: approx. 200.8 sq. metres (2160.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</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	