

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



19 Honeysuckle Close, Brough, East Yorkshire, HU15 1TQ

- 📍 Magnificent Detached House
- 📍 Feature Glazed Gable
- 📍 5 Beds/3 Baths
- 📍 Council Tax Band = G
- 📍 Open Plan Living Kitchen
- 📍 Parking and Garage
- 📍 Approx. 31m² Outbuilding
- 📍 Freehold/EPC = C

£495,000

INTRODUCTION

This magnificent modern 5 bedroom detached house is full of individuality and great appeal having been significantly extended and enhanced to create a simply outstanding family home. Situated at the end of Honeysuckle Close, a small cul-de-sac setting, just off Myrtle Way, the property was originally built by Messers David Wilson Homes as part of their signature collection. The excellent range of accommodation is immaculately presented and complimented by landscaped gardens set out for ease of maintenance, an integral garage plus a further substantial brick and pitched tiled outbuilding (approx. 32'2" x 10'10") which had planning permission to be linked to the existing house or could be used as entertaining space/gym or a variety of other purposes. The accommodation is depicted on the attached floorplan and briefly comprises a spacious hallway, separate lounge, study and the heart of the house is a simply stunning double height central dining/reception area with a full gable of glazing. There is also a lovely open plan living kitchen with utilities areas off and a downstairs cloaks/W.C.. At first floor are a series of 5 bedrooms, two of which have en-suite shower rooms plus there is a 4 piece bath/shower room. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Outside an extensive block set forecourt provides multiple parking and access to the integral garage. To one side of the property is an attractive small courtyard area, accessible from the dining reception and which leads into the rear garden. The rear garden has a combination of patio, artificial grass and raised shrub/planting beds. In all, a wonderful home of which early viewing is strongly recommended.

LOCATION

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

A heavy duty oak contemporary entrance door to:

ENTRANCE HALLWAY

A spacious and welcoming hallway which links through into the double height glazed gable dining area. There is a staircase up to the first floor and storage cupboard beneath.



CLOAKS/W.C.

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

STUDY/PLAY ROOM

Window to front elevation.



LIVING ROOM

With concertina doors from the sitting area. A cosy room with feature fire surround housing a living flame gas fire and windows to front elevations.



OPEN PLAN SITTING AREA

A spectacular circulation space with a double height glazed gable allowing light to flood in from the south elevation. Double doors open out to the garden and the room also features a galleried landing above.





DINING KITCHEN

Spanning the rear of the house, this fabulous family room has an extensive range of contemporary fitted units with breakfast bar return, moulded one and a half sink with mixer tap and integrated NEFF induction hob with designer style extractor hood above, twin ovens, dishwasher and larger fridge and separate freezer. Windows overlook to the rear garden and double open out. The units continue through into a utility area.



KITCHEN AREA



UTILITY AREA

With matching units and worksurfaces, moulded sink with mixer tap, integral microwave and plumbing for automatic washing machine.



FIRST FLOOR

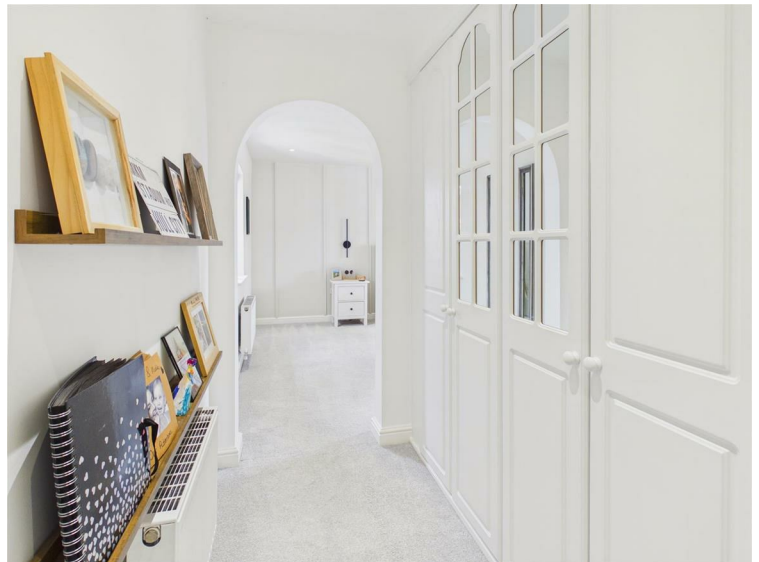
GALLERIED LANDING

With glass balustrade overlooking the glazed gable feature. Access to roof void available and pre-lagged hot water cylinder situated off.



BEDROOM 1

A walk through corridor is flanked by wardrobes opening into the bedroom area.



BEDROOM AREA

A stunning space with windows to both front and rear elevations.



EN-SUITE BATHROOM

With low level W.C., pedestal wash hand basin and bath with shower over and screen, tiled surround, heated towel rail.



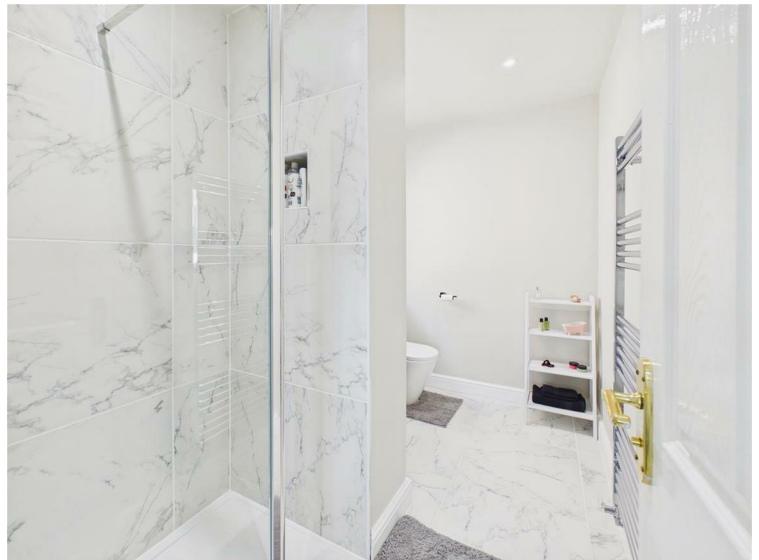
BEDROOM 2

An attractive double bedroom with fitted wardrobes to one wall. Window to front elevation.



EN-SUITE SHOWER ROOM

With shower area having handheld and rainhead shower system, plus low level W.C. and a circular designer wash hand basin on cabinet with mixer tap.



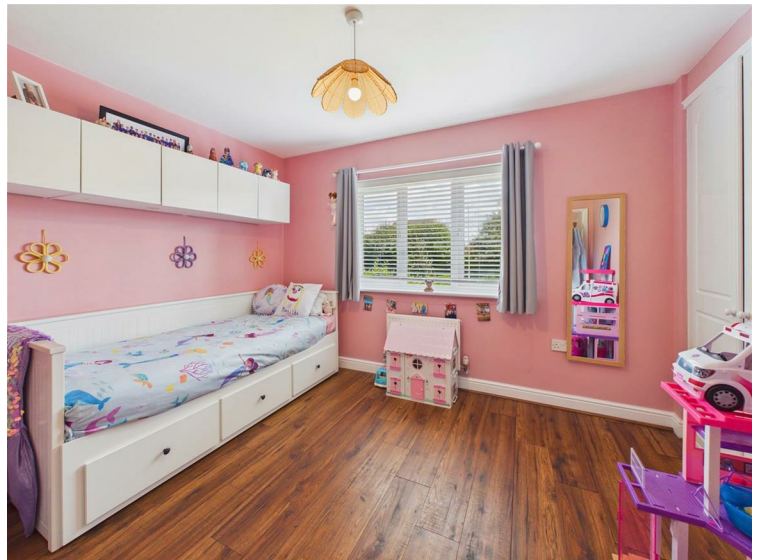
BEDROOM 3

A double bedroom with fitted wardrobes, window to rear elevation.



BEDROOM 4

A double bedroom with fitted wardrobes, windows to rear.



BEDROOM 5

Fitted wardrobes, windows to front.



BATHROOM

With suite comprising panelled bath, low level W.C., pedestal wash hand basin and corner shower enclosure. Tiled surround, heated towel rail.



OUTSIDE

Excellent parking is available to the front of the property, together with an automated up-and-over entry door opening to the integral garage. The rear garden has been set out for ease of maintenance and comprises an enclosed courtyard area to the side of the glazed gable with the rear garden having been landscaped with paving, gravel and artificial grass. Established borders provide seclusion. Within the garden lies a substantial brick and pitched tiled roof out building, measuring approximately 32'2" x 10'10" which would be ideal for a variety of purposes from conversion into a gym, entertainment/leisure complex or annex accommodation, subject to appropriate permissions.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of 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 G. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

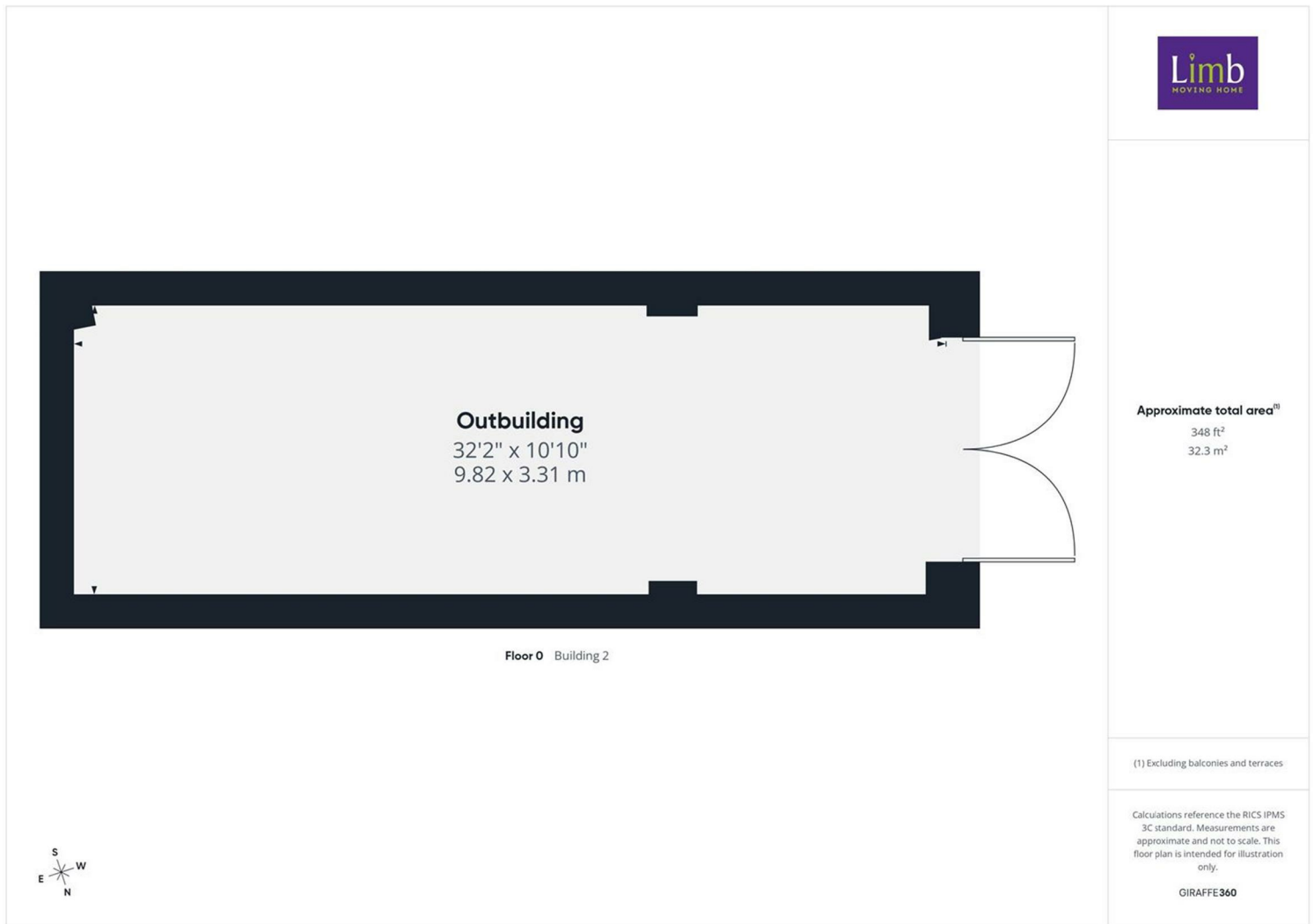
PROPERTY TO SELL?

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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	