

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*13 Reynolds Close, Melton, East Yorkshire, HU14 3HR*

- 📍 Semi-Detached Bungalow
- 📍 Significantly Enhanced
- 📍 Stylish Accommodation
- 📍 Council Tax Band = C
- 📍 Two/Three Bedrooms
- 📍 Luxurious Bathroom
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = C

**£285,000**

## INTRODUCTION

Presenting a semi-detached bungalow that has been meticulously enhanced and improved by its current owners, offering an exceptional living experience that warrants internal inspection. This residence benefits from gas central heating and uPVC double glazing throughout.

The accommodation comprises a generously proportioned entrance hallway with an integrated coat cupboard. The attractive lounge is appointed with a gas stove, providing a focal point for relaxation. The stunning dining kitchen is a particular feature, offering a contemporary space with French doors that provide seamless access to the rear garden. The property boasts two double bedrooms, one of which includes fitted wardrobes, alongside a versatile third bedroom or study. A stylish bathroom completes the internal layout, featuring both a bath and a separate walk-in shower.

Externally, well-maintained lawned gardens extend to the front and side aspects. The attractive rear patio is strategically positioned to maximise enjoyment of the late afternoon and evening sun. To the rear, a double garage with an accompanying driveway ensures convenient off-street parking. This property is offered to the market with the significant advantage of no onward chain.

## LOCATION

Reynolds Close is a popular residential street scene situated off Melton Road, Melton. The property lies close to South Hunsley secondary school and also provides convenient access to the A63/M62 motorway network. The surrounding villages of Brough, Elloughton and North Ferriby provide an excellent range of shops, recreational facilities and amenities including a mainline railway station.

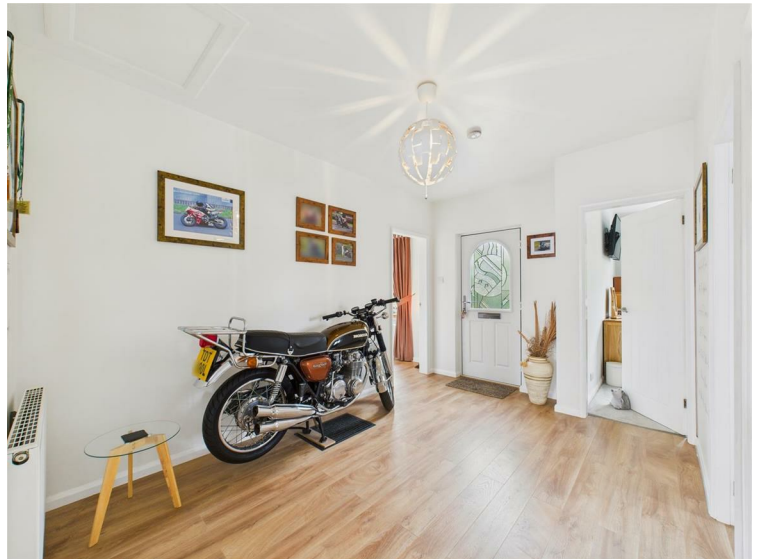
## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming providing access to all rooms. Useful storage cupboard.



## LOUNGE

With gas stove upon a slate tile hearth. Window to the front elevation.



## DINING KITCHEN

Having a range of stylish base and wall units with under unit lighting and complementing wood effect worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven and four ring gas hob with filter hood above. There is housing for two fridge/freezers, plumbing for a washing machine and dishwasher (these white goods are available by separate negotiation). Ample space for a dining table and chairs and French doors lead out to the rear patio.



## BEDROOM 1

With fitted wardrobes and window to the front elevation.



## BEDROOM 2

Window to rear.



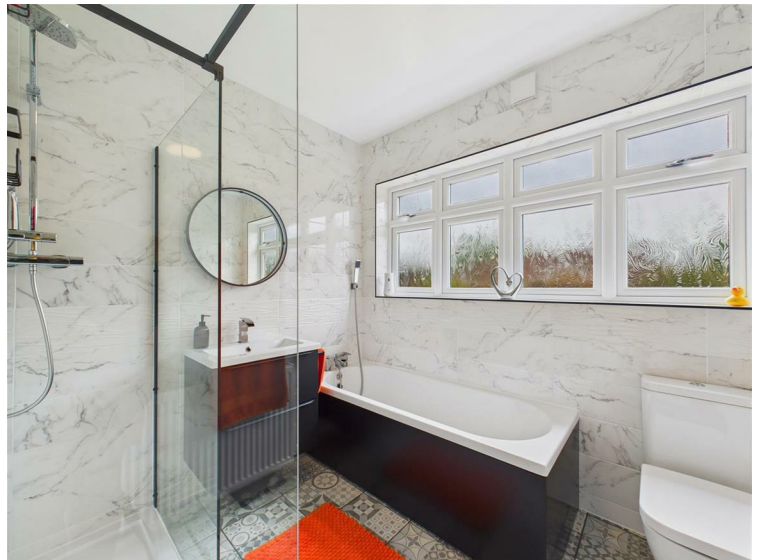
## BEDROOM 3 / STUDY

Window to side elevation.



## BATHROOM

With luxurious suite comprising a bath with shower attachment, walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



## OUTSIDE

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## REAR VIEW



## DRIVE & GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

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

## AGENTS NOTE

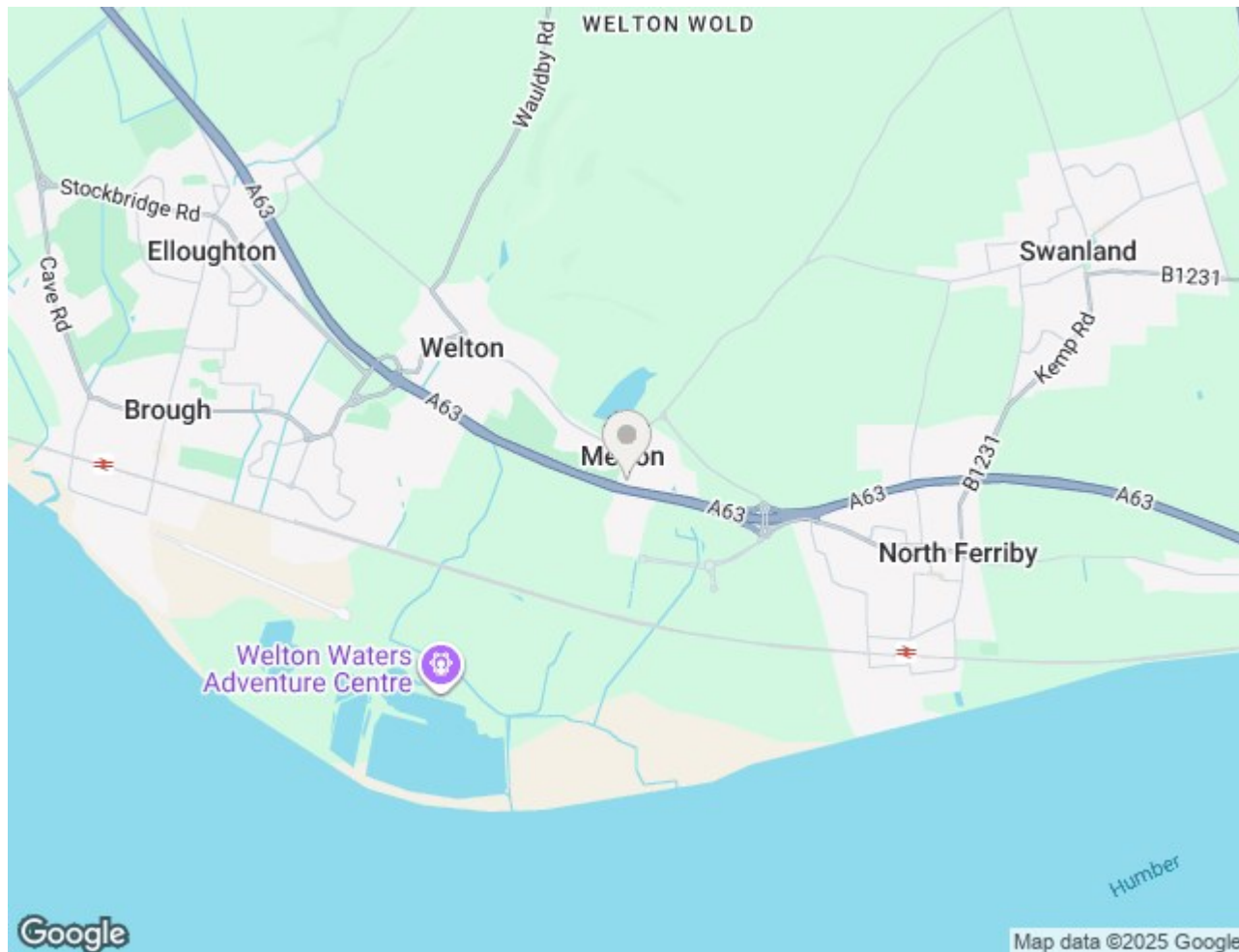
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

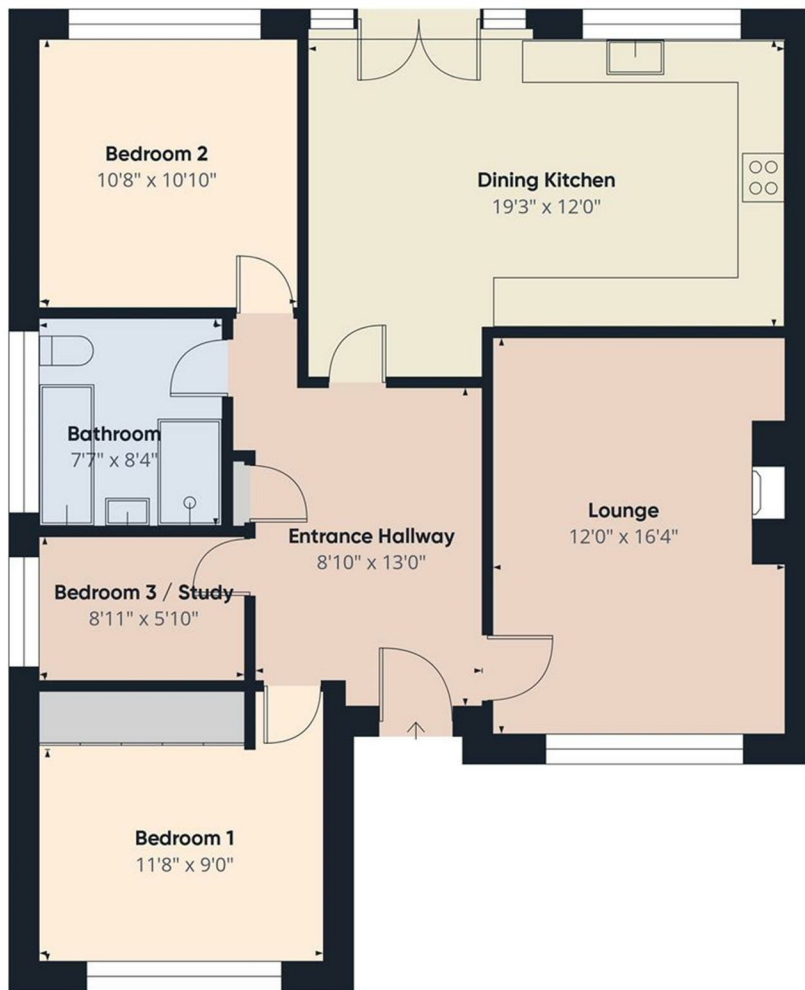
## PHOTOGRAPH DISCLAIMER

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.






Approximate total area<sup>m</sup>  
927 ft<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	