

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



1 Augustus Drive, Brough, East Yorkshire, HU15 1DH

- 📍 For the Over 55's
- 📍 Mid Row House
- 📍 3 Bedrooms
- 📍 Council Tax Band = C
- 📍 Parking to Rear
- 📍 Central Village Location
- 📍 Close to Amenities
- 📍 Leasehold/EPC = C

£150,000

INTRODUCTION

Located in the centre of the village, ideally placed for a variety of amenities including a supermarket, doctors surgery, library, community centre and shops, is this lovely 3 bedroomed home built specifically for the over 55's. The property forms part of a cluster of similar homes fronting on to Centurion Way and Augustus Drive that were developed for this sector of the market due to the close proximity of amenities. The accommodation is depicted on the attached floorplan and briefly comprises a spacious hallway, lounge, dining room, kitchen, downstairs cloaks/shower room. Up on the first floor are 3 good sized bedrooms and bathroom. It is worth noting that the staircase and doorways are wider than usual. The accommodation has the benefit of gas fired central heating to radiators and sealed unit double glazing. The double glazing is due to be replaced by modern uPVC double glazed units over the next couple of years as part of the ongoing maintenance of the building and covered by the service charge. Outside a small garden area extends to the front and to the rear there is a further communal garden space shared by the subject property and itself immediate two neighbours. The gardens again are maintained within the service charge. The property also has the benefit of residents parking within a rear courtyard.

LOCATION

Augustus Drive is situated off Centurion Way, accessed from Welton Road, close to the village centre. The property itself stands opposite the doctor's surgery and is approximately 100 yards away from a supermarket. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities. 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

A particularly spacious entrance hall with wide staircase leading up to the first floor.

LOUNGE

10'10" x 10'7" approx (3.30m x 3.23m approx)

With window to front elevation, chimney breast housing a feature fire surround with marble hearth and back plate with inset coal effect gas fire. Useful under stairs storage cupboard off.



DINING ROOM

11'4" x 9'0" approx (3.45m x 2.74m approx)
Window to front elevation.



KITCHEN

10'8" x 8'8" approx (3.25m x 2.64m approx)
Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, tiled surround. There is a cooker slot and plumbing for an automatic washing machine. Wall mounted gas fired central heating boiler. Window and door to rear.



CLOAKS/SHOWER ROOM

With shower area, low level W.C., wash hand basin.



FIRST FLOOR

LANDING

BEDROOM 1

11'0" x 10'10" approx (3.35m x 3.30m approx)
Window to front elevation.



BEDROOM 2

8'6" x 7'5" approx (2.59m x 2.26m approx)
Window to rear elevation.



BEDROOM 3

11'4" x 8'10" approx (3.45m x 2.69m approx)
Cantilever style window to front elevation.



BATHROOM

With suite comprising low level W.C., wash hand basin and panelled bath.



OUTSIDE

Outside a small garden area extends to the front and to the rear there is a further communal garden space shared by the subject property and itself immediate two neighbours. The gardens are maintained within the service charge. The property also has the benefit of residents parking within a rear courtyard.



TENURE

Leasehold - 125 year lease from 23rd December 1997.

SERVICE CHARGE

£317.99 per quarter covering buildings insurance communal garden maintenance, window cleaning, alarm call monitoring and ground rent.

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.

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.

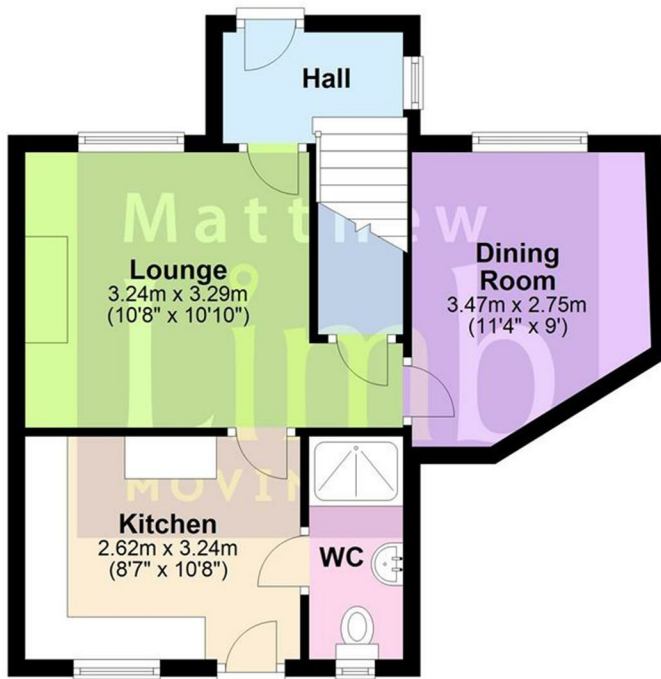
VALUATION SERVICE

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.



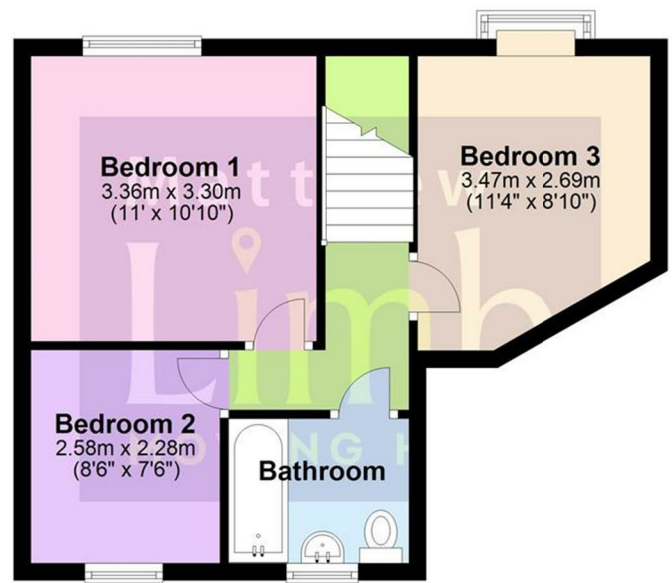
Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)




First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	