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**Limb**  
MOVING HOME



*7 Glenrock Park, Brough, East Yorkshire, HU15 1HF*

- 📍 Rare Opportunity!
- 📍 So Much Potential
- 📍 Idyllic Setting
- 📍 Council Tax Band = G
- 📍 Exclusive Location
- 📍 Detached House
- 📍 Plot of 0.75 Acre
- 📍 Freehold/EPC = D

**£725,000**



## INTRODUCTION

An exciting opportunity to acquire a truly unique property which enjoys a delightful setting within an exclusive location just off the prestigious Cave Road. Standing in grounds of approximately 0.75 acre, this charming four bed detached house is ideal in so many ways but also given the size of the plot and the location, there is plenty of potential to increase its value through extension/remodelling (subject to appropriate consents). Currently the property briefly comprises a lovely central entrance hallway with galleried landing above, large living/dining room with bow window overlooking gardens, study, breakfast kitchen and utility. Upon the first floor, the galleried landing provides access to four bedrooms and the bathroom. Gas fired central heating is installed. The property is well sited in its plot having a wide frontage to the exclusive Glenrock Park and a sweeping driveway leading up to the house and its garage. The gardens predominantly enjoy a south and westerly aspect with a yorkstone paved terrace and lawns.



## LOCATION

Glenrock Park, Cave Road, Brough forms part of one of the regions most desirable locations which comprises many fine homes. Glenrock Park is located near Brough Golf Club on the western fringe of the village and is well placed for an excellent range of facilities including supermarkets, general shops, medical centre, dentists, public houses and recreational facilities. The combined villages of Brough and Elloughton lie approximately 12 miles to the west of Kingston Upon Hull between the foot of the Yorkshire Wolds and the banks of the Humber estuary. First class road and rail connections are available with the mainline railway station at Brough providing a regular intercity service to London Kings Cross. The A63 dual carriageway lies to the north of the village linking into Hull City Centre to the east within approximately 20 minutes driving time or the M62 and national motorway network to the west. The area provides well reputed schooling for all ages within Elloughton and Brough and secondary school at South Hunsley at the nearby village of Melton. Private schooling is also available including Hymers College, Tranby and Pocklington schools.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A delightful hallway with staircase leading up to the first floor having a galleried landing above.



### CLOAKS/W.C.

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



## LOUNGE

19'9" x 13'10" approx (6.02m x 4.22m approx)

A light and airy room with large picture window to front and bay window to the western elevation allowing light to flood in. There is a feature fire surround with stone hearth and open fire with gas point available with timber mantle above. Open plan in style through to the dining area.





## *DINING AREA*

10'4" x 9'10" approx (3.15m x 3.00m approx)

Overlooking the gardens to the south with door out to the paved terrace.



## *BREAKFAST KITCHEN*

13'0" x 9'10" approx (3.96m x 3.00m approx)

Having a range of white fronted units with work surfaces, one and a half ceramic sink with mixer tap, twin ovens, four ring hob and integrated dishwasher. Window overlooking the rear garden.





## STUDY

8'0" x 7'10" approx (2.44m x 2.39m approx)  
Window to front elevation.



## UTILITY ROOM

8'0" x 5'4" approx (2.44m x 1.63m approx)  
With an additional oven, window and door to rear elevation, internal door to garage. Store cupboard situated off.

## FIRST FLOOR

## GALLERIED LANDING





## BEDROOM 1

16'0" x 15'0" approx (4.88m x 4.57m approx)

A spacious room with windows to both east and south elevations. Fitted wardrobes and "walk in" cupboard.



## BEDROOM 2

17'6" x 10'0" approx (5.33m x 3.05m approx)

With fitted wardrobes, windows to north and west elevations.



## VIEW





## BEDROOM 3

13'8" x 13'0" approx (4.17m x 3.96m approx)  
With fitted wardrobes and cupboards, windows to south and west elevations.



## BEDROOM 4

10'0" x 5'10" approx (3.05m x 1.78m approx)  
Window to west elevation.



## BATHROOM

With bath having a shower over, concealed flush W.C., wash hand basin in cabinet, tiled surround.



## OUTSIDE

Occupying a delightful setting tucked away on Glenrock Park, the property has a wide frontage of approximately 60 metres. The property enjoys a slightly elevated position and is approached across a sweeping gravelled driveway arriving at the house and garage. The gardens are a delight principally enjoying a south and west aspect being mainly lawned with mature borders. An extensive yorkstone paved patio extends around the house. Overall the site extends to 0.75 acre.

## REAR VIEW



## DRIVEWAY



## FRONT GARDEN



*EAST GARDEN*



*SIDE VIEW*



*WEST VIEW*





## WEST TERRACE



## 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.

## 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.







Total area: approx. 181.1 sq. metres (1948.9 sq. feet)  
7 Glenrock Park

