

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*27 Loxley Way, Brough, East Yorkshire, HU15 1GB*

- 📍 Exceptional Detached House
- 📍 Ideal for Families
- 📍 Five Beds / Three Baths
- 📍 Council Tax Band = F
- 📍 Stunning Open Plan Living
- 📍 Drive & Double Garage
- 📍 Opposite Open Green Space
- 📍 Freehold / EPC = C

**£355,000**

## INTRODUCTION

This exceptional detached house has been thoughtfully extended to create a remarkable open-plan living kitchen and day room, perfect for contemporary family life. It's ideally situated opposite attractive green space, offering a pleasant outlook. The versatile accommodation begins with an entrance hall, cloaks/W.C., and a separate lounge. The heart of the home is the stunning L-shaped dining kitchen, flowing into a bright day room with a vaulted ceiling and bi-fold doors opening to the garden. A utility room adds convenience. The first floor hosts three bedrooms, including a main bedroom with a stylish en-suite shower room, plus a newly fitted contemporary house bathroom. The second floor offers two additional double bedrooms, both with fitted wardrobes, served by a separate shower room. Enjoy the comfort of gas central heating and uPVC double glazing. Outside, gardens front and rear, a side drive for parking, and a tandem garage complete this superb property.

## LOCATION

Brough is a vibrant and expanding community in East Yorkshire, offering an excellent array of local amenities for everyday convenience. Residents benefit from a choice of supermarkets including Aldi, Morrisons, and Sainsbury's Local, alongside a Post Office and various general amenities. The village provides good primary schooling, with highly regarded secondary education available at South Hunsley School in the neighbouring village of Melton.

Strategically located to the west of Hull, Brough is particularly well-suited for commuters. It boasts its own mainline railway station, providing direct links to Hull city centre, Doncaster, Sheffield, and London. Furthermore, convenient access to the A63 ensures swift connections into Hull to the east and the wider national motorway network to the west, making Brough an ideal base for both local and regional travel. The ongoing development within the village continues to enhance its infrastructure and appeal.

## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor.





## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.



## LOUNGE

With feature fire surround housing an electric stove. Window to the front elevation. Double doors open through to the open plan living kitchen.



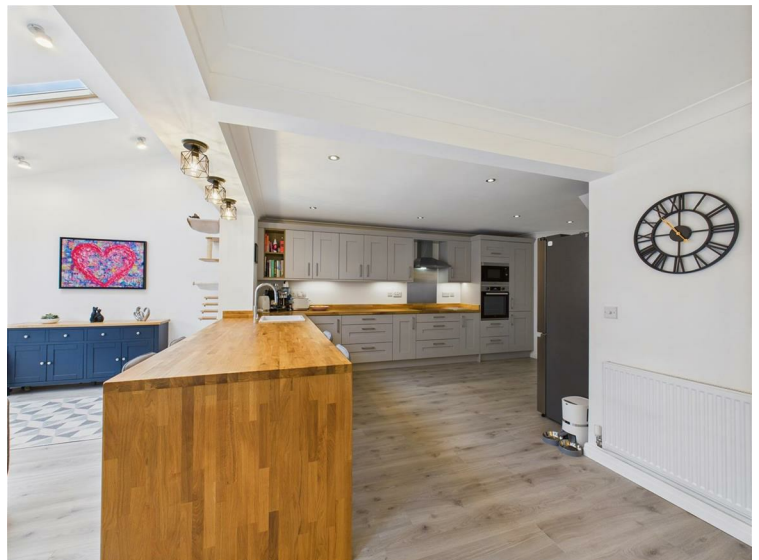
## OPEN PLAN LIVING

Situated to the rear of the property this stunning light and airy space enjoys a contemporary kitchen, Velux skylights and bi-folding doors leading out to the rear garden.



## KITCHEN AREA

Having a range of stylish base and wall units with solid wood worktops incorporating an inset sink with shower style mixer tap, oven, induction hob with filter above, microwave, dishwasher and built in bin storage plus a breakfast bar peninsular.



## LIVING/DINING AREA

With bi-folding doors leading out to the rear garden.



## UTILITY ROOM

With fitted units, solid oak worktops, plumbing for a washing machine and space for dryer. External access door to rear.

## FIRST FLOOR

## LANDING

With cylinder/airing cupboard. A staircase leads up to the second floor.

## BEDROOM 1

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





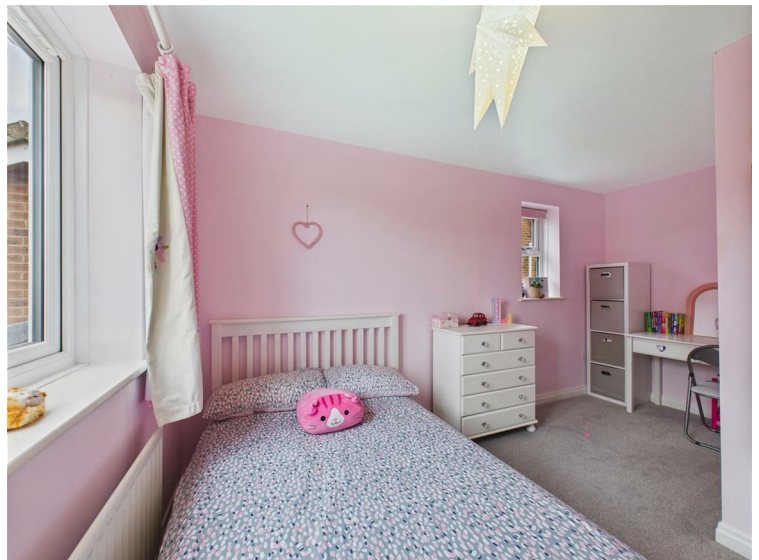
## EN-SUITE SHOWER ROOM

With stylish suite comprising a walk in shower, wash hand basin and low flush W.C. Tiling to walls, window to front.



## BEDROOM 4

An L shaped room with windows to side and rear elevations.





## BEDROOM 5

Window to rear.



## BATHROOM

This stylish recently fitted bathroom includes a bath, walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled surround, feature flooring, heated towel rail and window to front.



## SECOND FLOOR

## BEDROOM 2

With fitted wardrobes and windows to front, side and rear elevations.





## BEDROOM 3

With fitted wardrobes and windows to front and side elevations.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin with cupboard under and low flush W.C. Velux window to rear, tiling to walls.

## OUTSIDE

To the front of the property is a gravelled garden for ease of maintenance and a driveway leads to the tandem length garage. The garage measures approximately 32' x 8'7". The rear garden has a decked patio area with lawn beyond and further paved patio to one corner.



## TENURE

Freehold

## COUNCIL TAX BAND

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

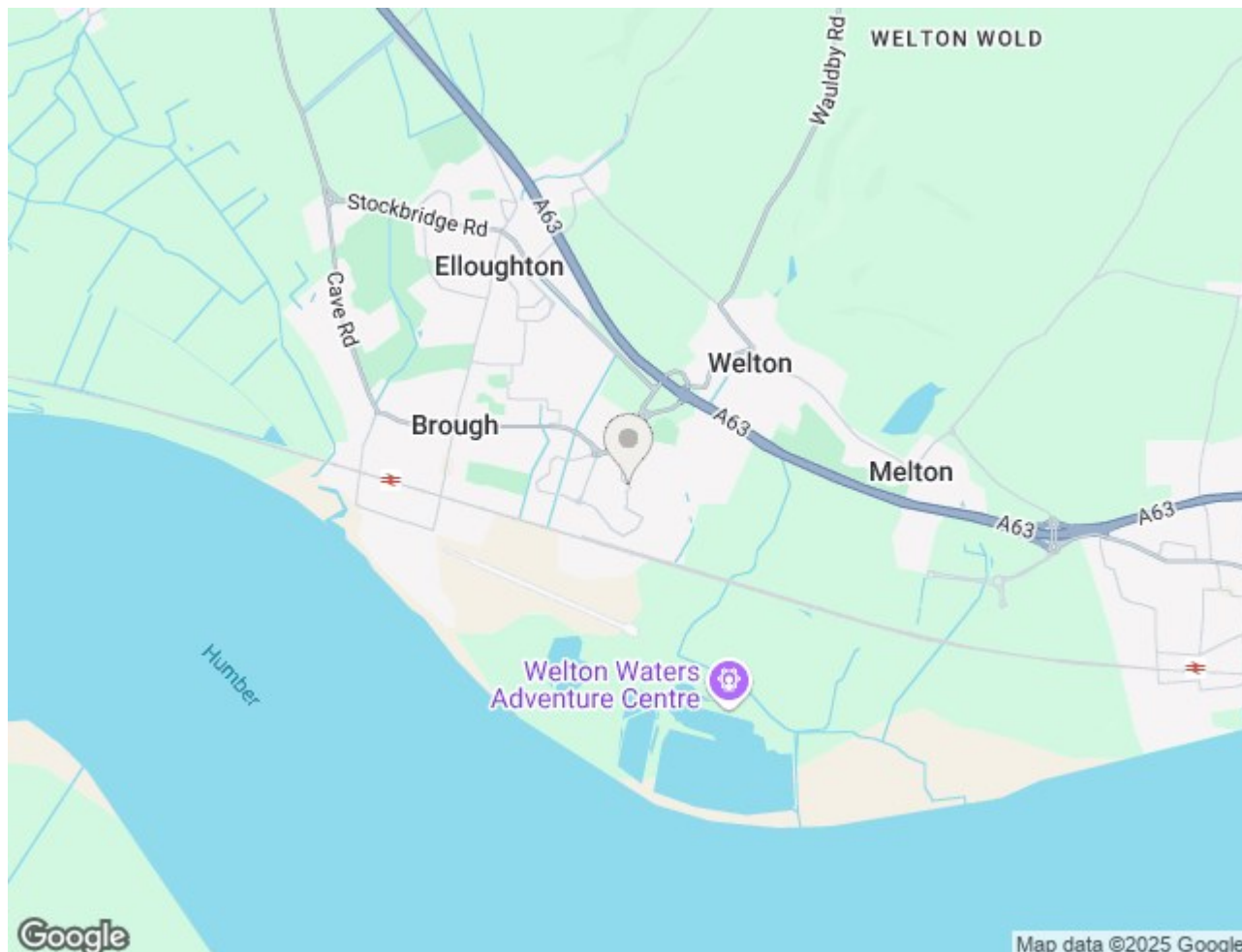
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

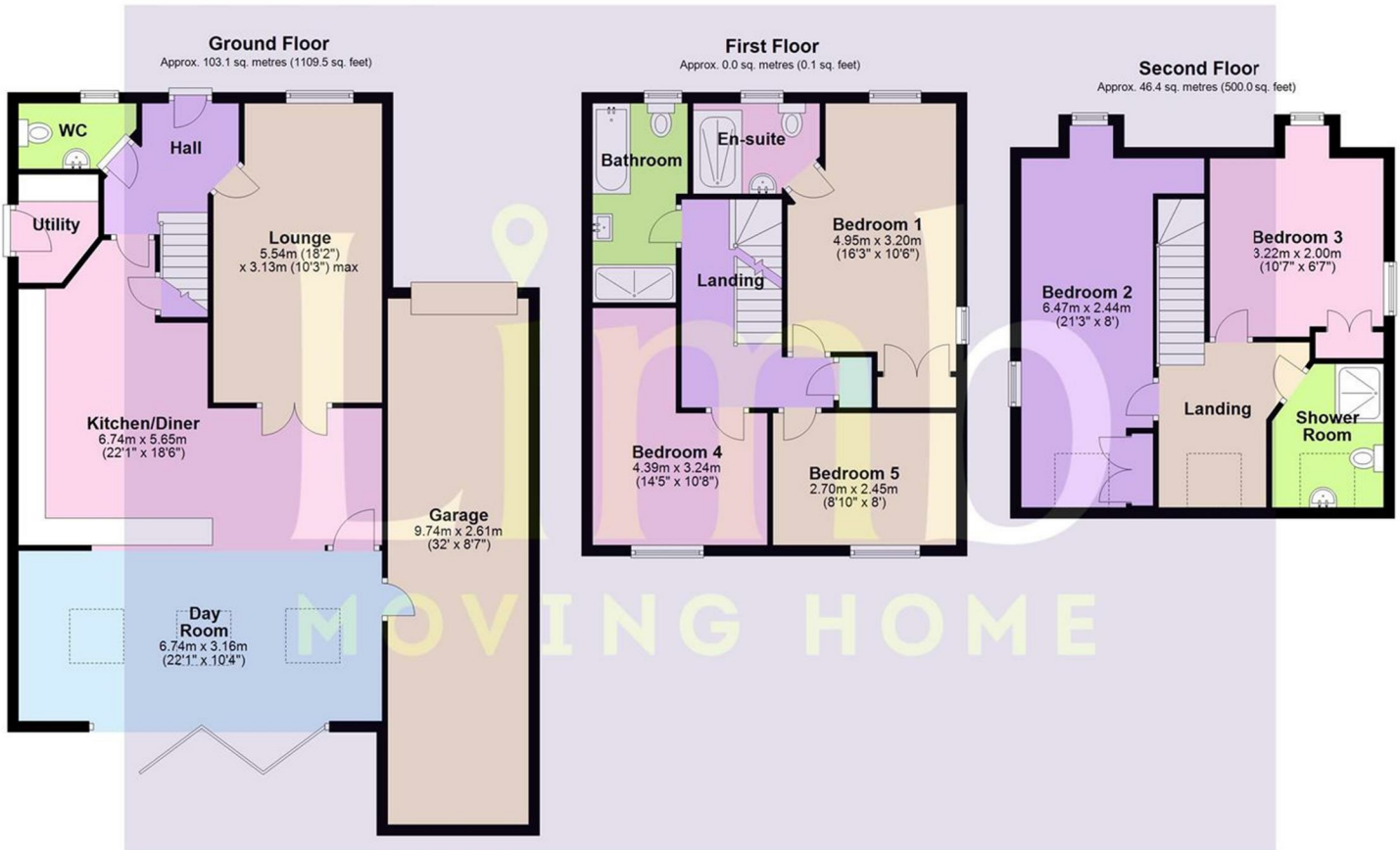
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 149.5 sq. metres (1609.5 sq. feet)  
27 Loxley Way

## 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>76</b>	<b>81</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	