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**Limb**  
MOVING HOME



*11 Lime Avenue, Brough, East Yorkshire, HU15 1SU*

- 📍 3 Bedroom
- 📍 3 Bathroom
- 📍 Versatile Accommodation
- 📍 Council Tax Band = D
- 📍 No Forward Chain
- 📍 Desirable Location
- 📍 West-Facing Garden
- 📍 Freehold/EPC = C

**£185,000**

## INTRODUCTION

Offered for sale with no onward chain is this townhouse offering an excellent array of accommodation in a desirable location.

Arranged over three floors, the accommodation is depicted on the attached floorplan and offers a versatile layout comprising an entrance hall with access to the ground floor shower room, bedroom/office and utility room. Upon the first floor there is a kitchen and spacious lounge. A further two bedrooms plus an en-suite shower room and main bathroom can be found on the second floor. The property has the benefit of uPVC double glazing and gas central heating, whilst also enjoying an integral garage on the ground floor providing comfortable storage space with potential for interior conversion. A west facing garden with attractive decking extends to the rear, with a drive to the front providing off-street parking and garage access.

All in all, this is one not to miss!

## LOCATION

Lime Avenue is located on the east side of Myrtle Way in Brough, with the village being a growing community which provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. 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

With window to side, understairs storage cupboard and stairs to first floor.



## *BEDROOM 3/OFFICE*

Window to rear.



## *UTILITY*

With fitted worksurface and cupboard units, sink & drainer, plumbing for washing machine and door to rear garden.



## SHOWER ROOM

Comprising low-flush W.C., step-in shower enclosure with tiled surround and wash-hand basin beneath window to side.



## FIRST FLOOR

### LANDING

Window to front elevation.



## LOUNGE

Spacious L-shaped lounge with a fitted gas fireplace to the centre and windows to both rear and side elevations.



## KITCHEN

Fitted units and worksurfaces with tiled surround, one-and-a-half sink & drainer beneath window to the front elevation, four-ring gas hob with filter hood above, integrated oven and plumbing for a dishwasher.



## SECOND FLOOR

### LANDING

With window to side elevation.

### BEDROOM 1

Window to rear elevation and door to en-suite shower room.



## EN-SUITE SHOWER ROOM

Comprising low-flush W.C. beneath window to rear elevation, wash-hand basin atop fitted vanity unit and shower enclosure to corner with tiled surround.



## BEDROOM 2

Raised platform to corner, two over-stairs storage cupboards and two windows to the front elevation.



## BATHROOM

Bath with tiled surround, wash-hand basin atop fitted vanity unit to corner and low-flush W.C. beneath window to side elevation.



## OUTSIDE

The west-facing, walled garden comprises a decked area to the immediate rear, leading on to an area of artificial turf. A plant border runs along the border to the side of the garden, whilst the front of the property provides one off-street parking space and access to the integral single garage space.





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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









