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Limb
MOVING HOME



17 Buccaneer Way, Brough, East Yorkshire, HU15 1EW

- 📍 Terraced House
- 📍 Convenient Location
- 📍 South-Facing Garden
- 📍 Council Tax Band = A
- 📍 No Onward Chain
- 📍 Investment Opportunity
- 📍 2 x Parking Spaces
- 📍 Freehold/EPC = C

£119,950

INTRODUCTION

Offered for sale with no onward chain is this terraced house along Buccaneer Way in Brough, conveniently positioned for local shops and the train station. Ideal for investors or first-time-buyers, this property benefits from a favourable south-facing garden, and includes the significant advantage of two allocated parking spaces. The internal layout offers practical living spaces, with a ground floor encompassing a kitchen and living room, while the first floor provides a comfortable bedroom and a shower room.

LOCATION

Buccaneer Way is a cul-de-sac just off Blackburn Avenue in Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local being in close proximity. There is also a post office alongside a further range of 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.

ACCOMODATION

Residential entrance door to:

KITCHEN

8'7" x 10'10" approx (2.62m x 3.30m approx)

With fitted worksurfaces, a four-ring induction hob atop oven and extractor hood above, one-and-a-half sink & drainer beneath window to front, plumbing for a washing machine and access to the large understairs storage cupboard.



LIVING ROOM

11'11" x 10'10" approx (3.63m x 3.30m approx)

With window and door providing access to rear garden. Stairs lead up to:



FIRST FLOOR

LANDING

5'7" x 8'8" approx (1.70m x 2.64m approx)

With window to front and storage cupboard.

BEDROOM

12' x 10'10" approx (3.66m x 3.30m approx)

With fitted sliding door wardrobes and window to rear elevation.



SHOWER ROOM

8'7" x 4'11" approx (2.62m x 1.50m approx)

With low-flush W.C. beneath window to front elevation, wash-hand basin atop large fitted vanity unit and shower to corner.



OUTSIDE

A south-facing garden extends to the rear of the property, with a paved area upon exiting the rear door. There is ample space for parking on the driveway to the front of the property, with an additional parking space allocated in the rear car park.



TENURE

Freehold

COUNCIL TAX BAND

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

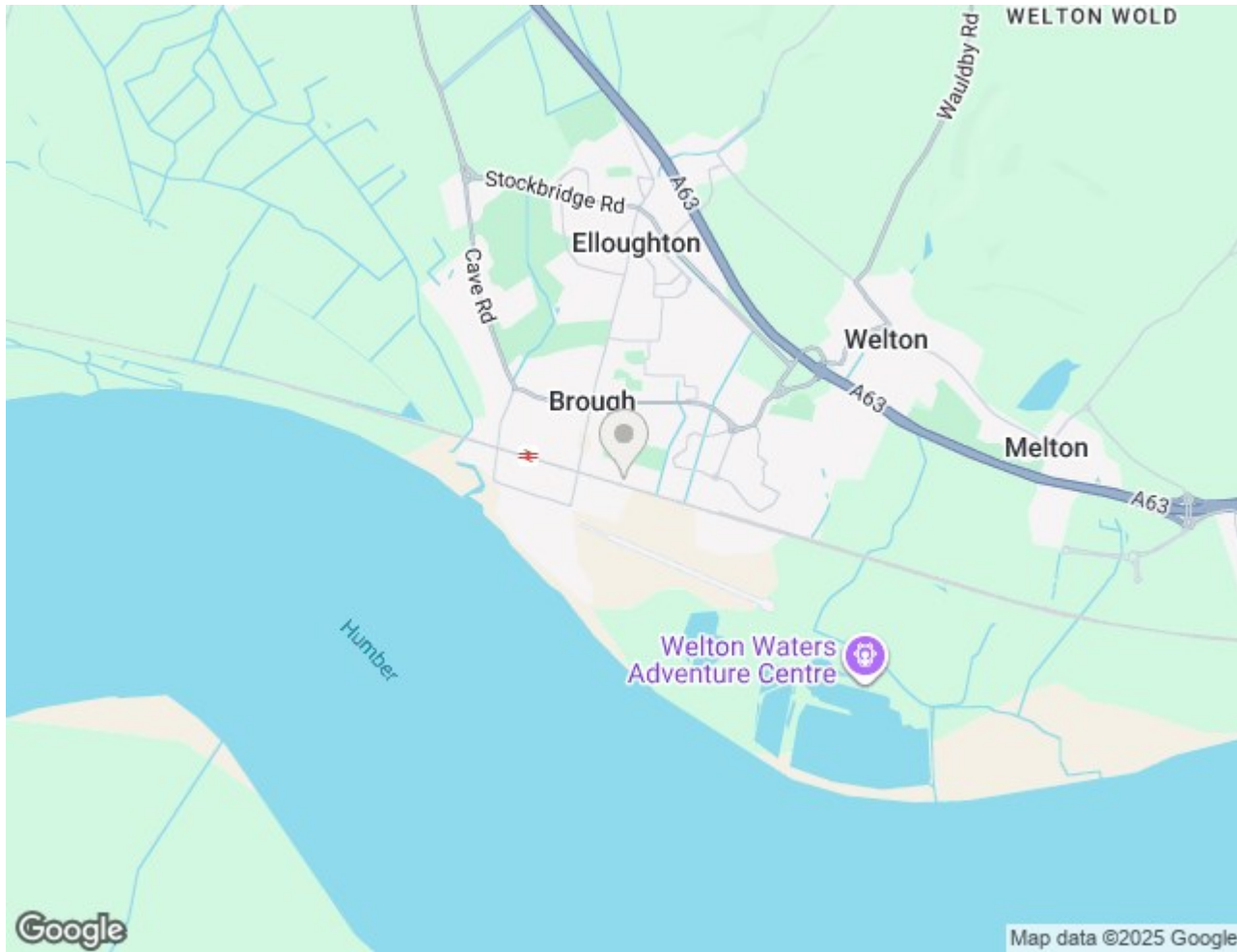
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

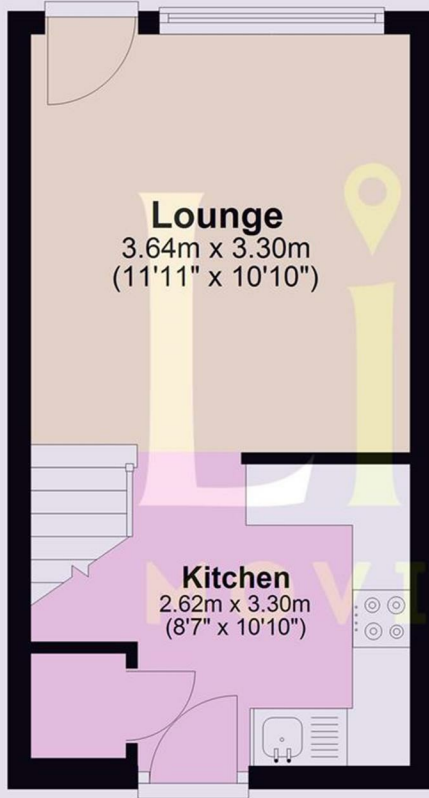
VALUATION SERVICE

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.



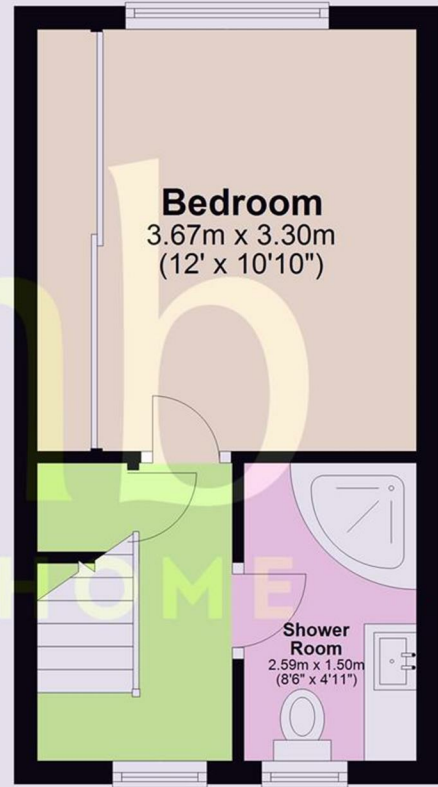
Ground Floor

Approx. 21.0 sq. metres (225.9 sq. feet)



First Floor


Approx. 21.0 sq. metres (225.9 sq. feet)



Total area: approx. 42.0 sq. metres (451.8 sq. feet)

17 Buccaneer Way, Brough

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	77	
(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	