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Limb
MOVING HOME



4 Corona Drive, Hull, HU8 0HH

- 📍 No Onward Chain
- 📍 3 Bedrooms
- 📍 Spacious Lounge/Diner
- 📍 Council Tax Band = C
- 📍 Scope To Personalise
- 📍 Potential for Parking
- 📍 Detached Garage
- 📍 Freehold / EPC = B

£159,950

INTRODUCTION

Offered for sale with no onward chain, this well-presented semi-detached home offers an excellent opportunity for buyers seeking a property that is ready to move into whilst providing scope to personalise and enhance over time. Conveniently positioned within an established residential area, the property also offers the potential to create off-street parking to the front, subject to any necessary consents.

The accommodation comprises an entrance hallway, spacious lounge/dining room and kitchen to the ground floor. Upon the first floor are three bedrooms together with a bathroom.

Outside, the property benefits from gardens to the front and rear, together with a shared side access leading to a gate providing access into the rear garden, where there is a detached garage. The rear garden offers excellent potential to create an attractive outdoor space, whilst the front provides the opportunity to introduce off-street parking if required.

LOCATION

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor and cupboard under.

LOUNGE/DINER



LOUNGE AREA

With feature fireplace and electric stove. Window to the front elevation.



DINING AREA

Window to rear.



KITCHEN

With fitted base and wall units, sink and drainer, tiled splashbacks, cooker point, space for appliance, pantry cupboard and wall mounted gas central heating boiler. Window to rear and external access door to side.



FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

Window to front.



BEDROOM 2

Window to rear.



BEDROOM 3

Window to front.



BATHROOM

With suite comprising a baath with shower attachment, wash hand basin and low flush W.C Window to rear.



OUTSIDE

The front garden offers potential to create off-street parking, subject to any necessary consents. A shared side access leads through to the enclosed rear garden, where there is a detached garage together with a lawned area, mature trees and established planting. The garden offers excellent scope for landscaping and enhancement, allowing a purchaser to create an attractive outdoor space tailored to their own tastes.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

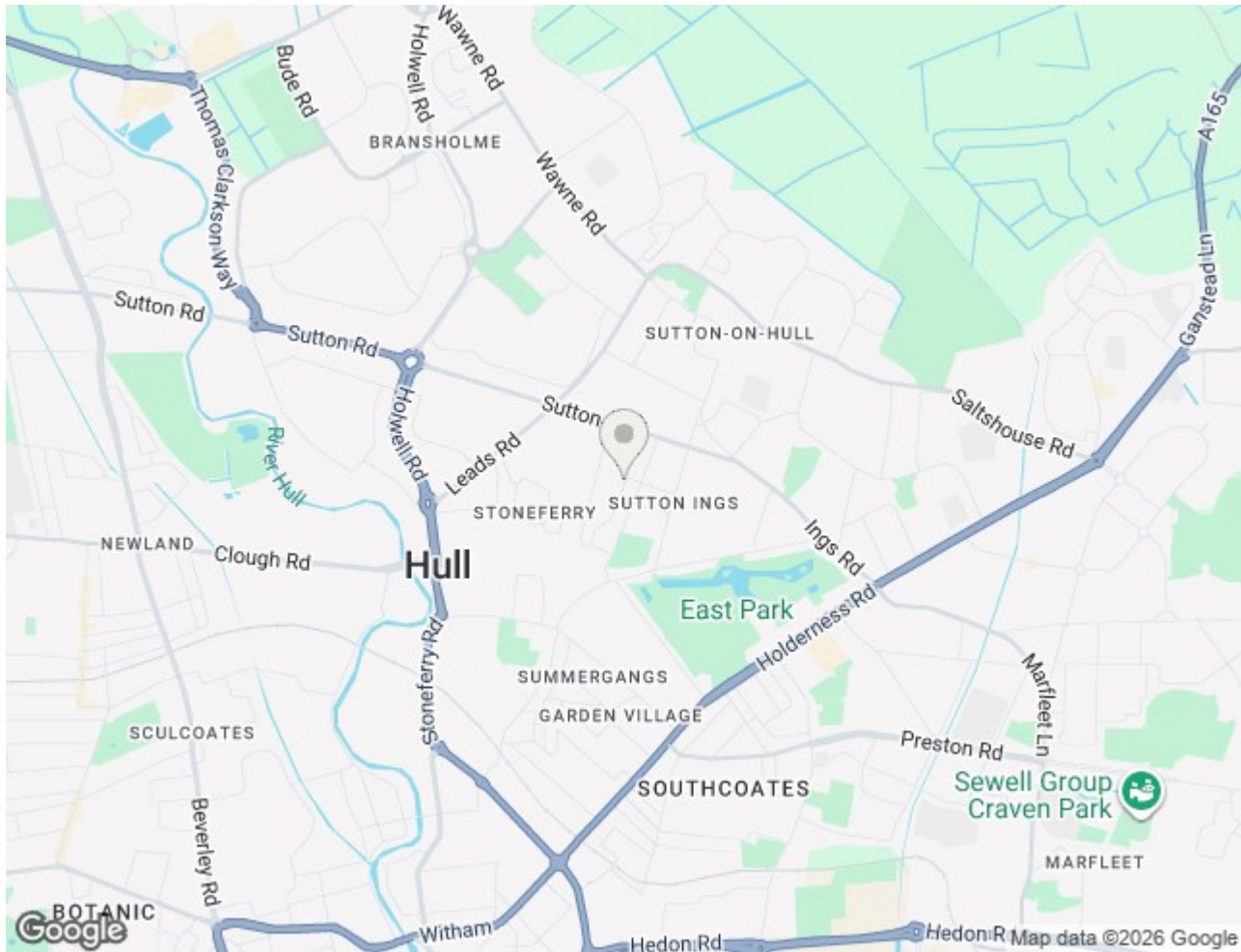
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

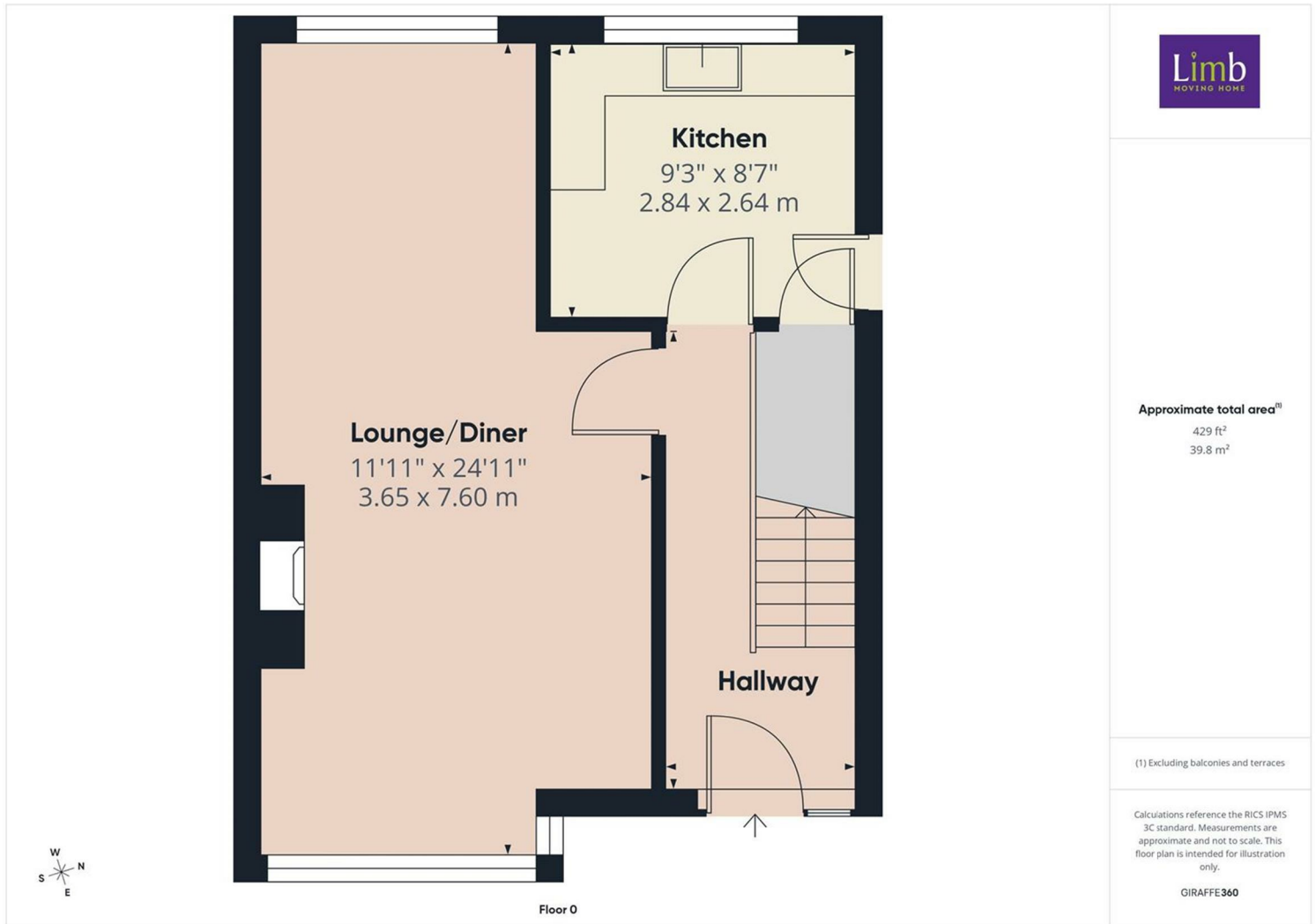
PROGRESSING AN OFFER

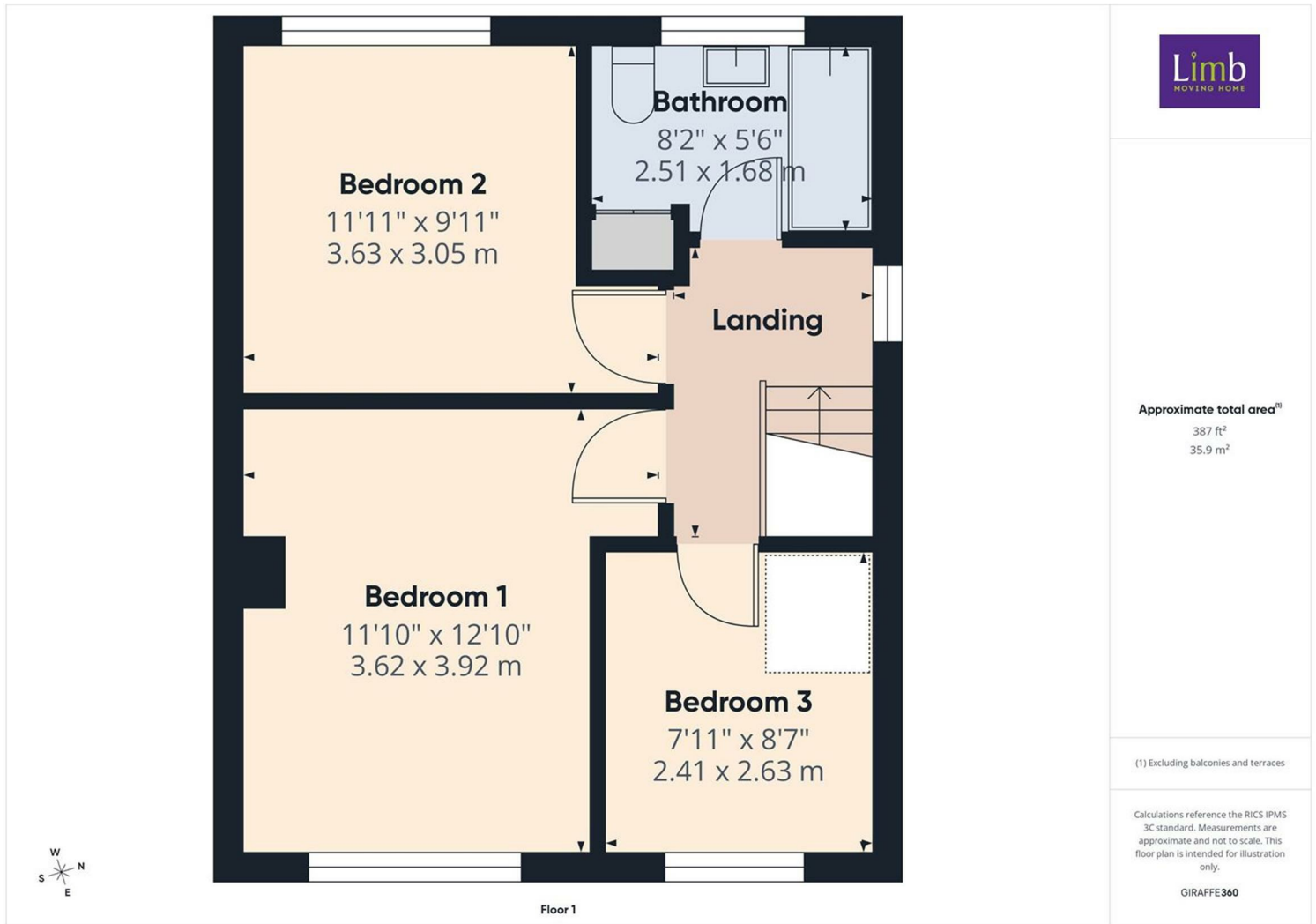
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	