

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*131 Welton Road, Brough, East Yorkshire, HU15 1LZ*

- 📍 Detached Bungalow
- 📍 3 Double Bedrooms
- 📍 Spacious Lounge
- 📍 Council Tax Band = D

- 📍 Extensive Driveway & Garage
- 📍 Great Potential
- 📍 No Onward Chain!
- 📍 Freehold / EPC =

**£375,000**



## INTRODUCTION

Offered for sale with no onward chain, this detached three-bedroom bungalow occupies an impressive plot and provides a generous internal layout throughout. While the property is move-in ready, it offers a superb opportunity for a purchaser to add value through cosmetic updates and personal styling. The accommodation is centered around a spacious entrance hallway with excellent storage, including a large airing cupboard.

The home features three comfortable double bedrooms, two of which benefit from fitted wardrobes, with the main bedroom enjoying a private en-suite shower room in addition to the main shower room. The bright and spacious lounge has patio doors providing a direct connection to the rear garden, while the kitchen is already equipped with a range of modern units. Externally, the property is set back from the road with an extensive gravelled parking forecourt leading to a single garage. The private rear garden offers a quiet outdoor retreat, perfectly complementing the bungalow's significant frontage.

## LOCATION

The property lies on Welton Road on the corner of its junction with Broadacre Park. Brough is a growing community and 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

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

Residential entrance door to:

## ENTRANCE PORCH

With stone tiled floor and residential entrance door to:



## ENTRANCE HALLWAY

Spacious entrance hall with excellent storage including a large airing cupboard.



## LOUNGE

With feature fire surround housing an electric fire. Patio doors open to the rear garden.





## KITCHEN

Having a range of base and wall units with contrasting worktops incorporating a one and a half bowl ceramic sink and drainer with mixer tap. There is space for appliances including a cooker, fridge-freezer, plumbing for a washing machine and dishwasher. Ample space for a table and chairs. Window to rear and external access door to side.



## BEDROOM 1

With fitted wardrobes, drawers and overhead storage. Window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



## BEDROOM 2

With fitted wardrobes and window to front.



## BEDROOM 3

Window to side.



## SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and window to side.





## OUTSIDE

The property is set back from the road with an extensive gravelled parking forecourt leading to a single garage. The private rear garden offers a quiet outdoor retreat, perfectly complementing the bungalow's significant frontage.



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of 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 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. 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 heating system 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. 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 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. These 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 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.

## 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) <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 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	