

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



24 Husthwaite Road, Brough, East Yorkshire, HU15 1TF

- 📍 Semi-Detached House
- 📍 Immaculately Presented
- 📍 Open Plan Living
- 📍 Council Tax Band = B
- 📍 Two Double Bedrooms
- 📍 Modern Shower Room
- 📍 Gardens & Parking
- 📍 Freehold / EPC = C

£182,500

INTRODUCTION

This immaculately presented semi-detached house enjoys a lovely position within this modern residential development with gardens enjoying a south westerly aspect. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., living/dining area opening through to the kitchen. Double doors open off the dining area to the garden. Upon the first floor are two double bedrooms both of which have fitted wardrobes and there is a modern shower room. The property has the benefit of gas central heating to radiators and uPVC double glazing.

The rear garden enjoys a south westerly aspect and is mainly lawned with a patio area. Parking for two cars plus visitors parking.

LOCATION

The property is situated on Husthwaite Road within this popular residential development on the eastern fringes of the village. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Understairs storage cupboard.

OPEN PLAN LIVING

19'5" x 18'11" approx (5.92m x 5.77m approx)
Measurements to extremes.



LIVING / DINING AREA

With window to front and French doors opening out to the rear garden.



KITCHEN

With modern base and wall units, laminate worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, space for fridge/freezer and plumbing for a washing machine. Window to rear.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

13'4" x 8'7" approx (4.06m x 2.62m approx)

With fitted wardrobes and storage cupboard. Windows to the front elevation.



BEDROOM 2

11'11" x 10'7" approx (3.63m x 3.23m approx)

With fitted wardrobes and window to rear.



SHOWER ROOM

With modern suite comprising a walk in shower with glass panel, wash hand basin and low flush W.C. Part tiling to walls, feature flooring and window to rear.



OUTSIDE

The rear garden enjoys a south westerly aspect and is mainly lawned with a patio area. Parking for two cars plus visitors parking.



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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

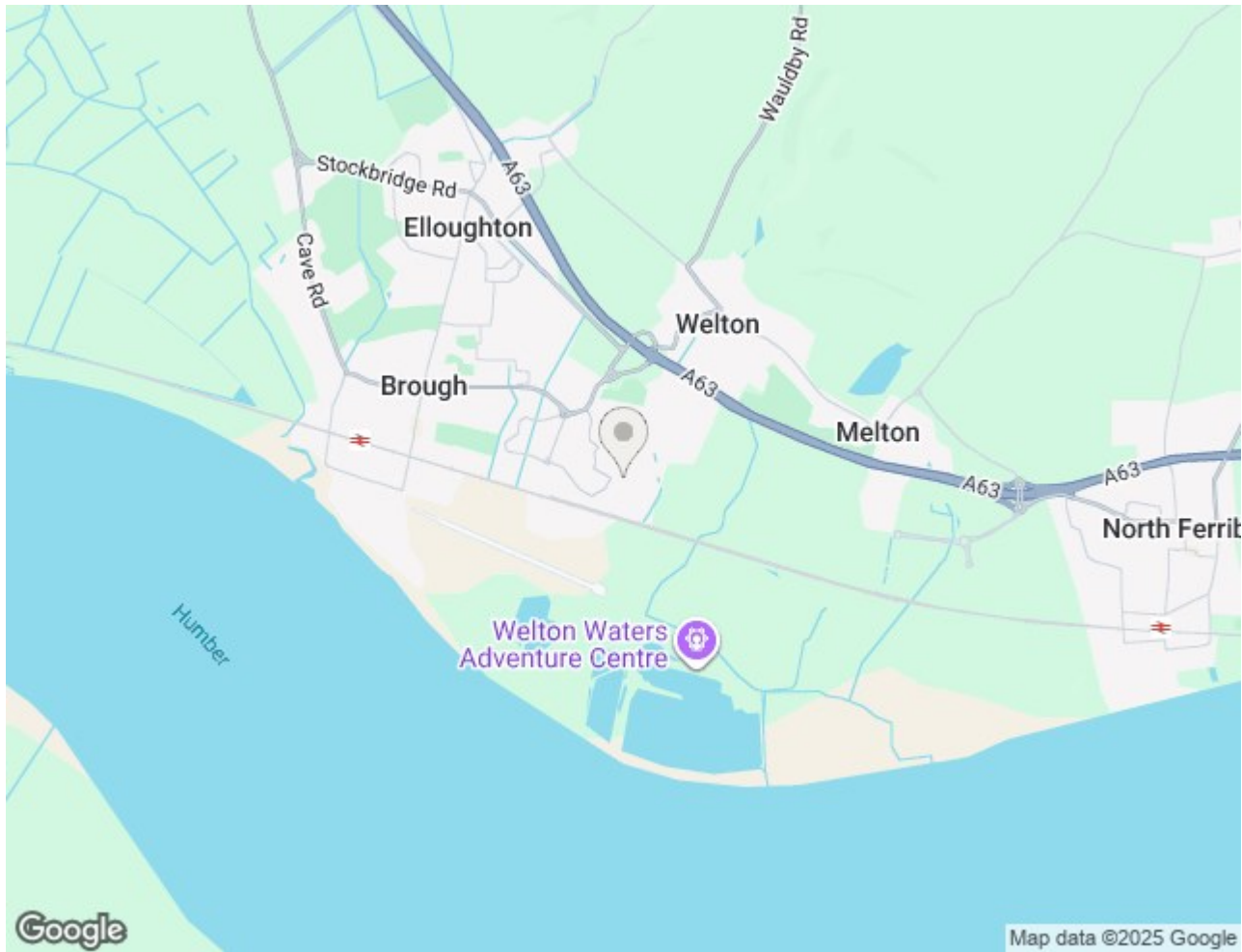
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

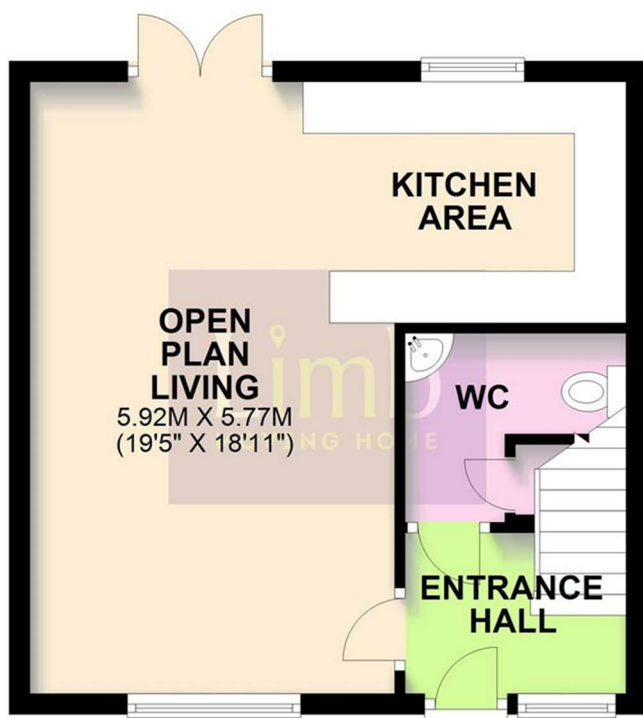
VALUATION SERVICE

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. 34.1 SQ. METRES (367.3 SQ. FEET)



FIRST FLOOR


APPROX. 34.2 SQ. METRES (367.8 SQ. FEET)



TOTAL AREA: APPROX. 68.3 SQ. METRES (735.1 SQ. FEET)

24 HUSTHWAITE ROAD, BROUGH

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	78	
(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	