

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



2 Alder Close, Brough, East Yorkshire, HU15 1ST

- 📍 Apartment Style Living
- 📍 Unique Detached Property
- 📍 Very Spacious Accom.
- 📍 Two Double Bedrooms
- 📍 No Chain Involved
- 📍 C/Heating & D/Glazing
- 📍 Single Garage
- 📍 EPC = C

£145,000

INTRODUCTION

Enjoy apartment style living in your own freehold detached building. This unique style of property provides first floor accommodation over a series of three garages, the middle one belonging to this property. This attractive home provides very spacious accommodation which is well presented throughout and is ideal for those looking for a certain lifestyle with minimal outside maintenance required. There is a small flower border and seating area at the front of the property. The entrance door opens to an entrance hallway and a staircase leads up to the landing which provides access to the lounge. There is an archway through to a dining room and a well fitted kitchen. There are two good sized bedrooms and an attractive bathroom. The accommodation has gas fired central heating and uPVC framed double glazing. A garage belongs to the property and is situated under the accommodation.

In all an extremely interesting property of which early viewing is strongly recommended.

LOCATION

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

GROUND FLOOR

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor.

LANDING

With window to rear elevation.

LOUNGE

13'1" x 10'9" approx (3.99m x 3.28m approx)

Window to front elevation. Archway through to:



LOUNGE - ALTERNATIVE VIEW



DINING AREA

9'2" x 8'4" approx (2.79m x 2.54m approx)
Window to front elevation. Archway through to:



KITCHEN

9'2" x 9'1" approx (2.79m x 2.77m approx)
Having a range of fitted base and wall mounted units with roll top work surfaces, One and a half sink and drainer, integrated oven, four ring gas hob with filter hood above, plumbing for automatic washing machine, tiled surround and floor. Window to rear elevation.



BEDROOM 1

17'9" x 9'3" approx (5.41m x 2.82m approx)
Extending to 14'6" approx into door recess.

Windows to both front and rear elevation.



BEDROOM 2

14'2" x 11'4" max approx (4.32m x 3.45m max approx)
Window to front elevation.



BATHROOM

With suite comprising panelled bath with shower over and screen, low level WC, wash hand basin, tiled surround.



OUTSIDE

Beneath the accommodation are a series of three garages, the middle one belongs to the subject property and the other two are held on leases by neighbouring properties. There is a communal parking courtyard situated to the rear.



TENURE

We understand that the property is freehold. There are two separate leases in place, in favour of neighbouring properties for two other garages which form part of the property.

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.

VIEWING APPOINTMENT

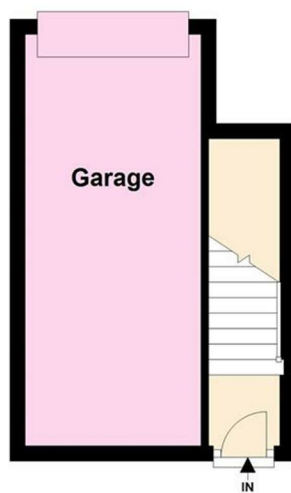
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 16.8 sq. metres (180.8 sq. feet)




First Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	