



56 Munstead Way, Brough, East Yorkshire, HU15 1FN

Terraced Home

Contemporary Kitchen

Two Double Bedrooms

Council Tax Band = B

Immaculately Presented

Low Maintenance Garden

2 x Parking Spaces

Freehold / EPC = C

Offers Over £155,000

INTRODUCTION

We are delighted to offer for sale this modern terraced house which provides contemporary and tastefully appointed accommodation. Viewing is highly recommended to appreciate the appeal of this attractive home which is ideal for first time buyers. Arranged over two floors, the accommodation also benefits from gas-fired central heating and uPVC double glazing. At ground floor level, the kitchen has a range of contemporary fitted units and integrated appliances and there is a utility/WC. Sliding doors open to a rear lounge which has double doors leading outside to the garden. At first floor level, there are two double bedrooms and a modern bathroom with shower facility. There is allocated parking for two cars to the side of the property and to the rear extends an enclosed garden with artificial lawn, patio areas and garden shed.

LOCATION

Munstead Way is a modern residential cul-de-sac which can be found off Ruskin Way in Brough. 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

Residential entrance door to:

KITCHEN

9'4" x 8'8" approx (2.84m x 2.64m approx)

Having a selection of fitted base and wall mounted units with laminate worksurfaces, sink and drainer, integrated oven and four ring hob with filter hood above. Tiled floor, window to front elevation. Sliding doors lead through to the lounge.



UTILITY / CLOAKS

With fitted units housing a circular wash hand basin, plumbing for a washing machine, low flush W.C., wall mounted gas central heating boiler, tiled floor.

LOUNGE

14'6" x 12'1" approx (4.42m x 3.68m approx)

With double doors leading out to the rear garden. Stairs to the first floor.



FIRST FLOOR

LANDING

With airing cupboard off.

BEDROOM 1

9'3" x 9'0" approx (2.82m x 2.74m approx)

Measurements up to fitted wardrobes. Window to rear elevation.



BEDROOM 2

12'0" x 8'7" approx (3.66m x 2.62m approx)

Window to front elevation.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Tiling to walls.



OUTSIDE

Hard landscaping is set to the front of the property. A side courtyard area has a designated parking space for the property which is large enough for two vehicles. The rear garden has been set out for ease of maintenance with artificial lawn and patio areas plus there is a garden shed.



REAR VIEW



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

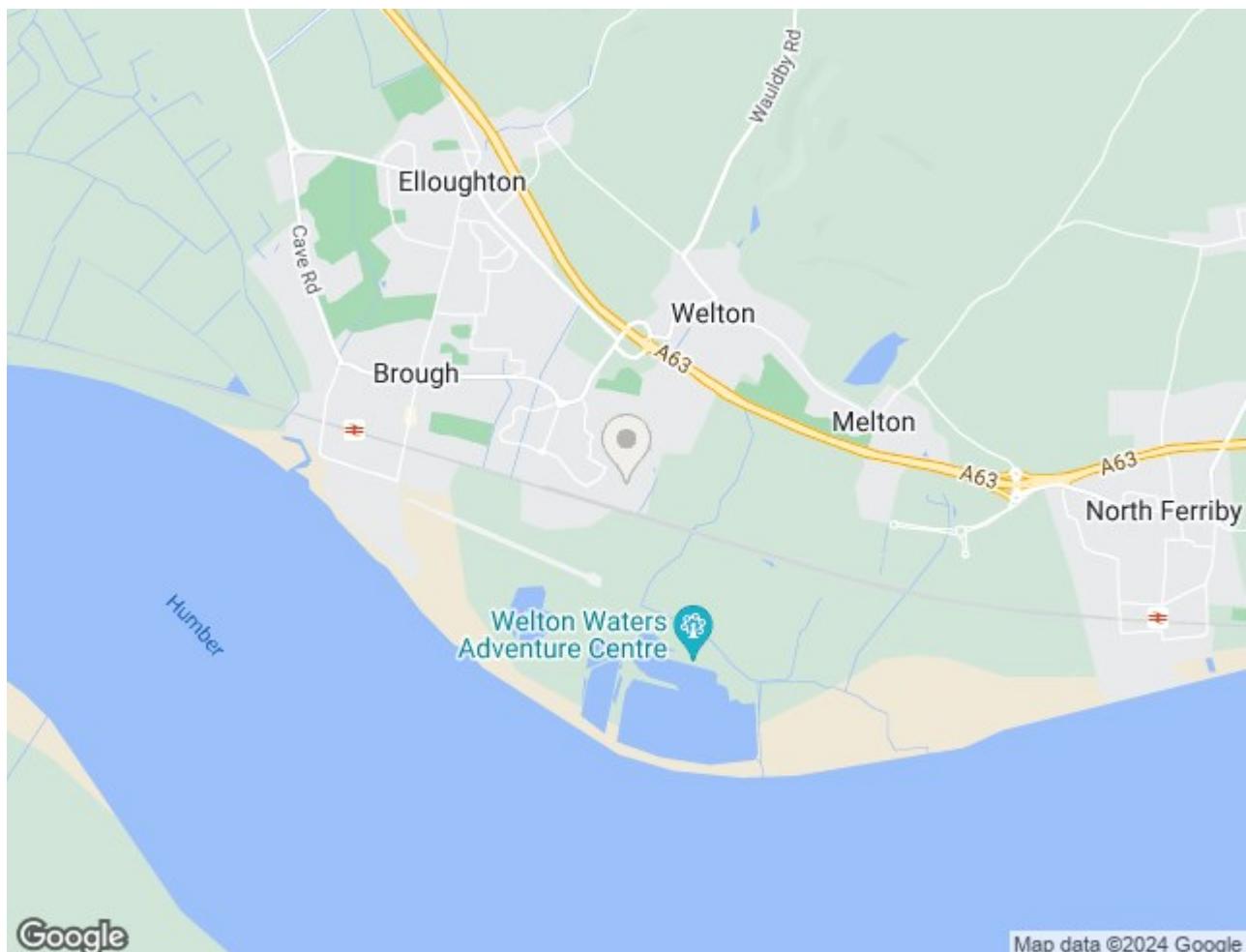
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

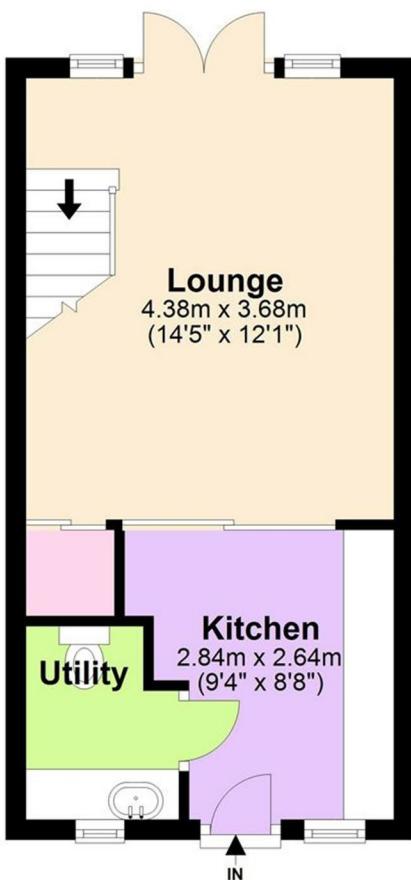
VALUATION SERVICE

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.



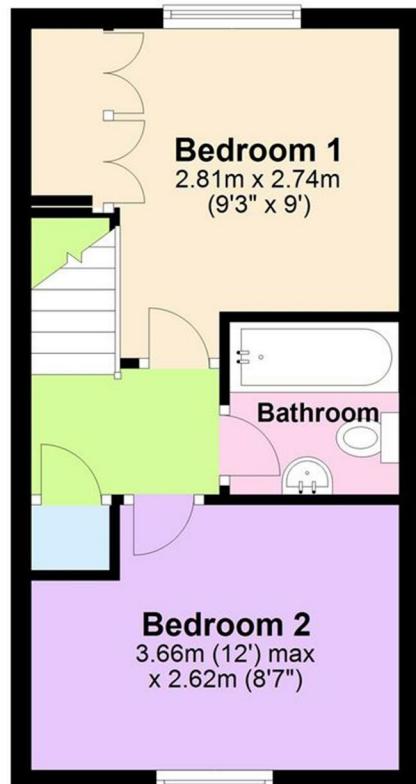
Ground Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 53.6 sq. metres (576.6 sq. feet)

