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Matthew
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MOVING HOME



24 Blenheim Avenue, Brough, East Yorkshire, HU15 1WX

- 📍 Nearly New Detached
- 📍 'Alderney' Design
- 📍 Well Planned Layout
- 📍 Council Tax Band = E
- 📍 Four Beds/Two Baths
- 📍 Side Drive & Garage
- 📍 South Facing Rear Garden
- 📍 Freehold / EPC = B

Offers Over £325,000

INTRODUCTION

This nearly new detached house is an 'Alderney' design and offers well proportioned accommodation complemented by a south facing garden, side drive and detached garage. The property benefits from upgrades in the kitchen and bathrooms and a particular feature is the open plan family kitchen with space for dining and sitting and french doors which open out to the rear garden. There is a spacious lounge with french doors and a separate dining room which could also make an ideal playroom or home office. There is also a cloaks/W.C.

Upon the first floor there are four bedrooms, the main bedroom having an en-suite shower room. There is also a family bathroom.

The property occupies a lovely position with open space to one side. Lawned gardens extend to the front and side and the block paved driveway provides excellent off street parking and leads onwards to the detached single garage. The rear garden enjoys a southerly aspect and is mainly lawned with brick wall and fencing to the boundary.

LOCATION

Blenheim Avenue is situated within the new housing development to the south of Brough. 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 HALLWAY

With staircase leading to the first floor. Understairs cupboard plus further storage cupboard.



LOUNGE

16'10" x 10'2" approx (5.13m x 3.10m approx)

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



DINING ROOM

10'10" x 9'8" approx (3.30m x 2.95m approx)

Windows to front and side elevations.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

OPEN PLAN FAMILY KITCHEN

15'2" x 15'1" approx (measurements to extremes) (4.62m x 4.60m approx (measurements to extremes))

Lovely space to the rear of the property with french doors opening out to the garden. There is ample space for dining and sitting. The upgraded kitchen has a range of contemporary base and wall units with complementing worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring gas hob with extractor above, fridge/freezer, dishwasher and washing machine.



FIRST FLOOR

LANDING

Window to rear.

BEDROOM 1

15'0" x 10'1" approx (4.57m x 3.07m approx)
Windows to side and rear elevations.



EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, pedestal wash hand basin and low flush W.C. Heated towel rail, half tiling to walls. Window to side.



BEDROOM 2

14'9" x 8'7" approx (4.50m x 2.62m approx)
Windows to front and side elevations.



BEDROOM 3

12'2" x 9'1" approx (3.71m x 2.77m approx)
Window to front elevation.



BEDROOM 4

7'5" x 7'0" approx (2.26m x 2.13m approx)
Window to rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Heated towel rail, part tiling to walls.



OUTSIDE

The property occupies a lovely position with open space to one side. Lawned gardens extend to the front and side and the block paved driveway provides excellent off street parking and leads onwards to the detached single garage. The rear garden enjoys a southerly aspect and is mainly lawned with brick wall and fencing to the boundary.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

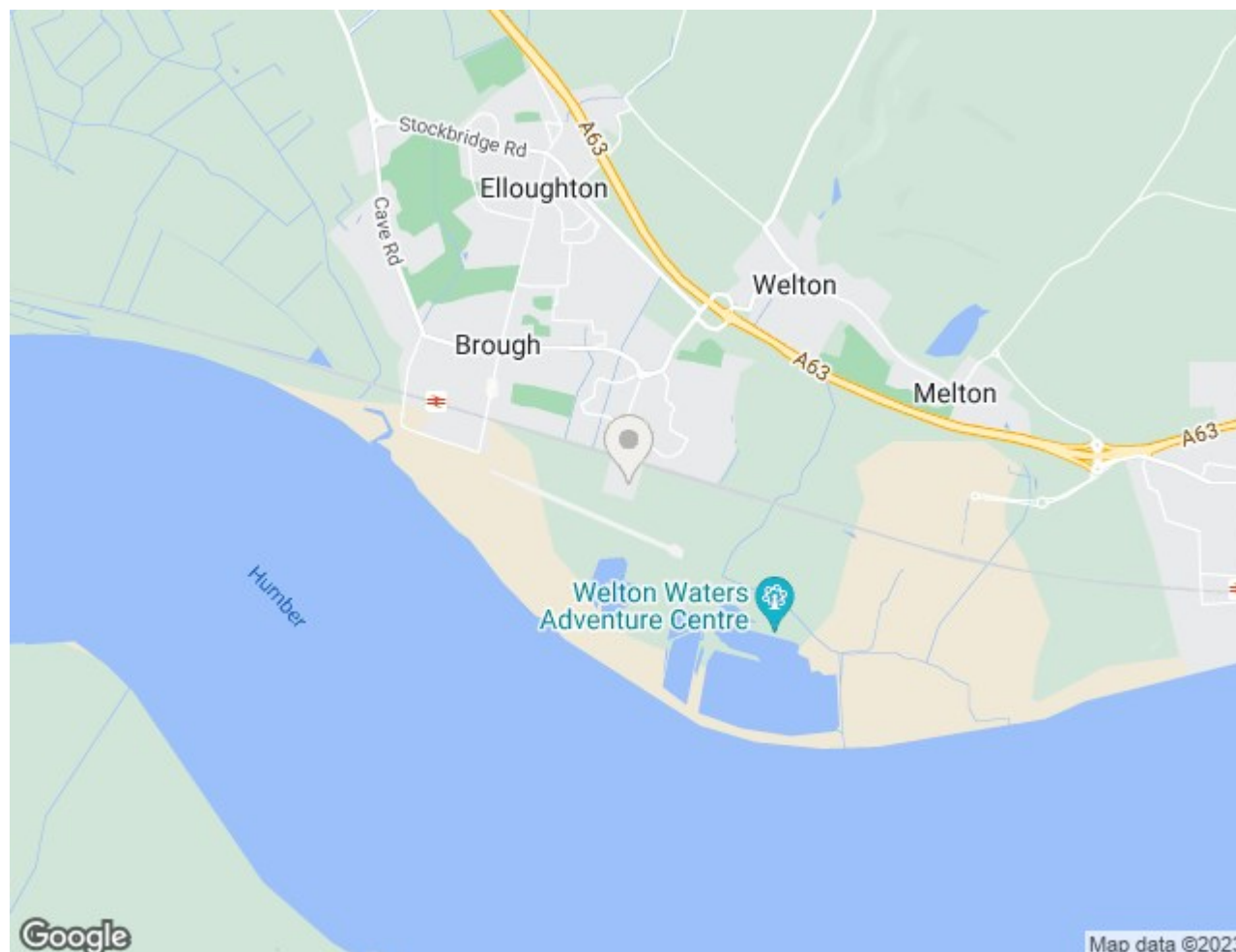
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

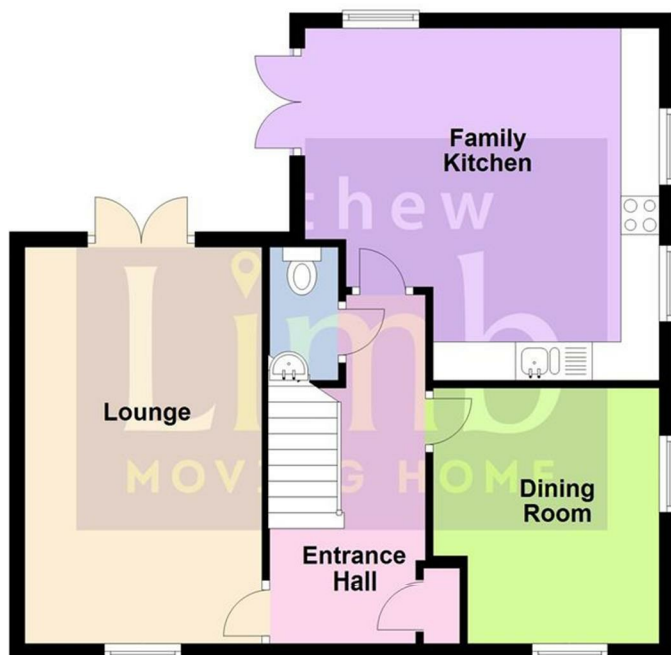
VALUATION SERVICE

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.



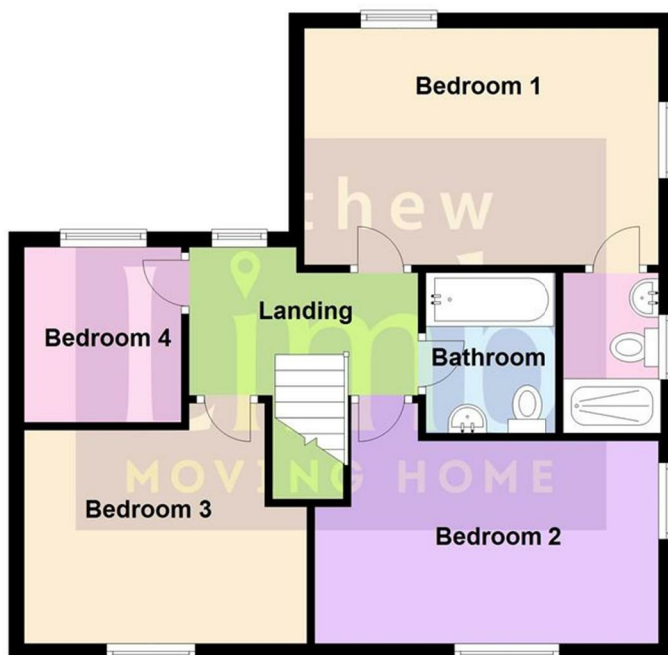
Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)




First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	