

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*Jasmine House, 3 Cave Road, Brough, East Yorkshire, HU15 1HA*

📍 Semi-Detached House

📍 4 Beds / 2 Baths

📍 2 Reception Rooms

📍 Council Tax Band = D

📍 Desirable Location

📍 South Facing Garden

📍 Carport & Garage

📍 Freehold / EPC = C

*Offers Over £375,000*



## INTRODUCTION

A truly rare opportunity to acquire a spacious semi-detached home, discreetly positioned along a private road shared by only three residences off this highly desirable street scene. This property provides an excellent and extensive range of accommodation across three floors, perfectly suited for family life.

The ground floor features a welcoming entrance hallway leading to a spacious lounge and a separate dining room, offering flexible living options. The practical kitchen is fully equipped with appliances, and further convenience is provided by a rear lobby and a cloaks/W.C. The first floor accommodates three well-proportioned bedrooms, all benefiting from fitted wardrobes, alongside the family bathroom, which includes both a bath and a separate shower enclosure. The property culminates with the superb second-floor fourth bedroom, complete with a dedicated en-suite shower room. Externally, the front offers a driveway leading to a single garage with an attached carport, screened by high boundary hedging. The mature, south-facing rear garden is a significant feature, enjoying established shrubbery, a central lawn, a patio area, and a useful shed.

Viewing is strongly recommended to appreciate the appeal of this lovely home.

## LOCATION

The property is situated along a private road off Cave Road, Brough which is one of the region's most desirable addresses and comprises many of the area's finest homes. The property lies within walking distance to Brough Golf Club, and is situated on the western fringe of the village, well placed for Brough's excellent range of facilities which include Morrison's, Sainsbury's and Aldi supermarkets, general shops, doctors surgery and dentists, public houses, churches and recreational facilities. The village also has its own primary school and secondary schooling is located at South Hunsley in the neighbouring village of Melton. Public schooling is available locally with a combination of Hymers College in Hull, Hull Collegiate in Anlaby and Pocklington School within striking distance. The property is also ideally placed for the commuter as Brough has its own main line railway station providing intercity connections with a regular service to London Kings Cross which is approximately 2.5 hours distant. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west, making this ideal for travelling into the counties business centres. The historic market town on Beverley lies approximately 20 minutes driving time away.

## ACCOMMODATION

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

Sliding patio doors to:

## ENTRANCE PORCH

With residential entrance door to:

## ENTRANCE HALLWAY

Spacious and welcoming with staircase leading up to the first floor and cupboard under.



## LOUNGE

Enjoying a dual aspect with window to the front elevation and French doors leading out to the rear garden. There is a feature fire surround with living flame gas fire.







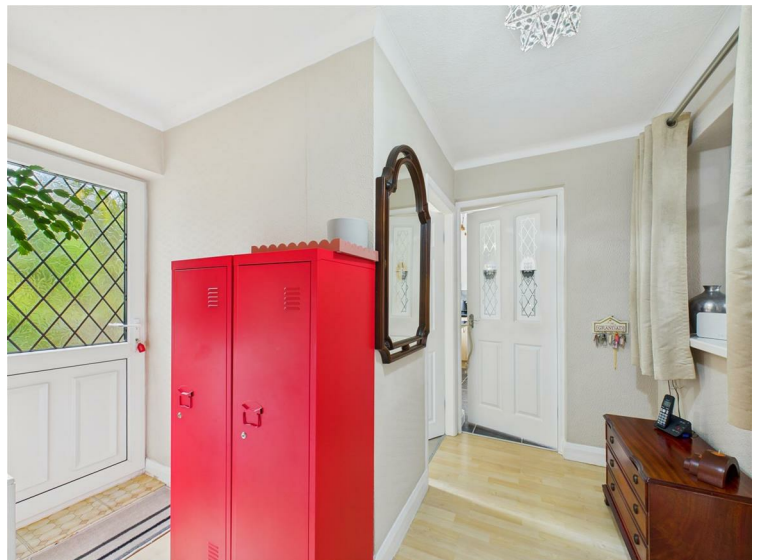
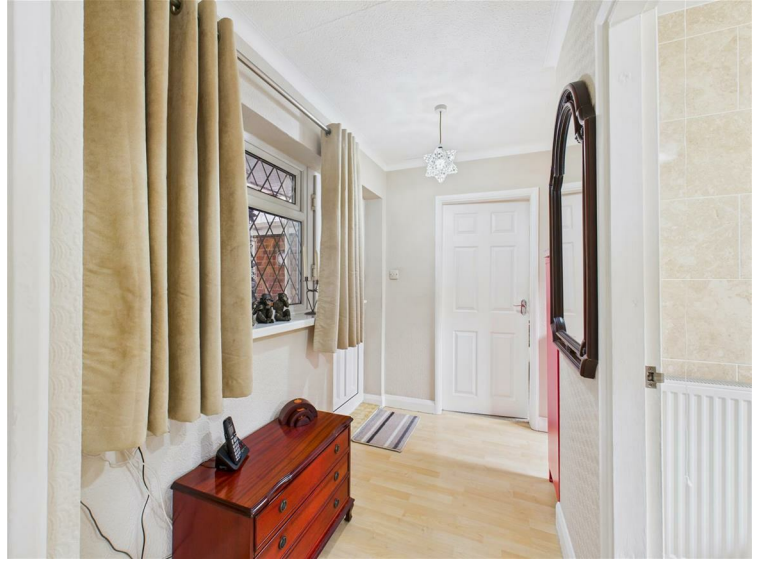
## KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer plus a host of integrated appliances including a double oven, four ring hob with filter hood above, dishwasher, freezer and washing machine. There is also space for a fridge/freezer. Window to rear.



## REAR LOBBY

With external access doors to both the front and rear elevations.





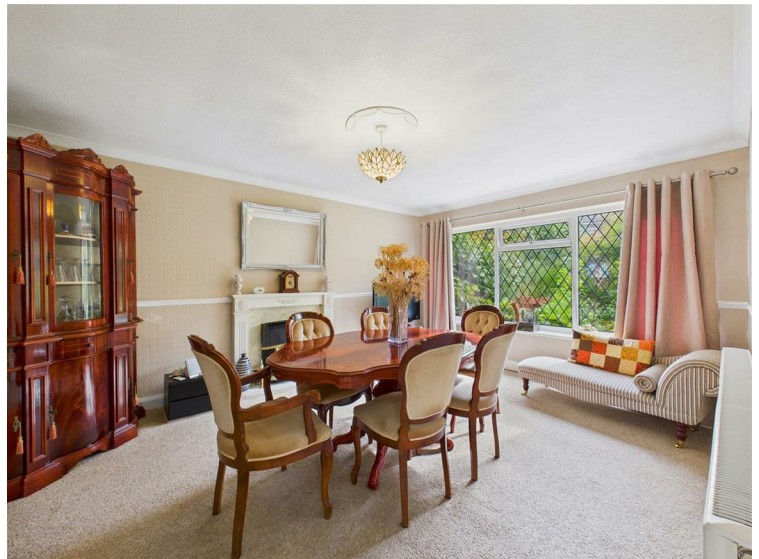
## CLOAKS/W.C.

With fitted cabinet with low flush W.C. and wash hand basin. Window to rear.



## DINING ROOM

With feature fireplace and window to rear.



## FIRST FLOOR

## LANDING

With staircase leading up to the second floor. Storage cupboard and window to side.

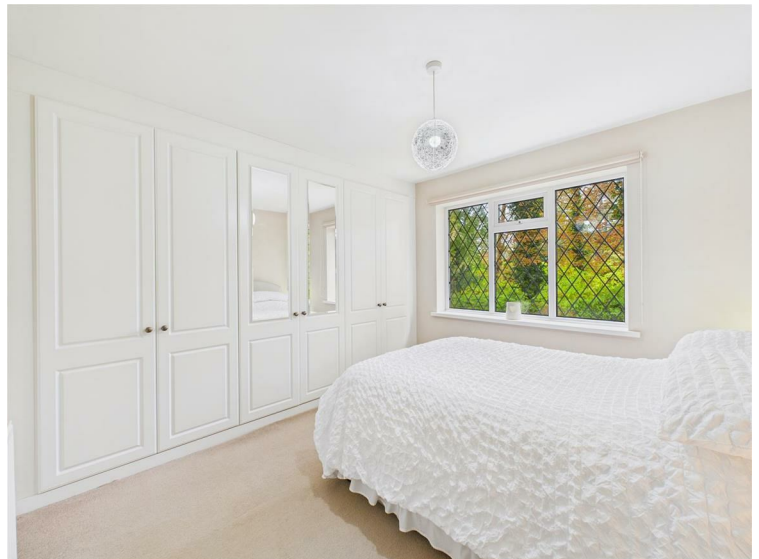
## BEDROOM 1

With fitted wardrobes and window to rear.



## BEDROOM 2

With fitted wardrobes and window to front.





## BEDROOM 3

With built in wardrobe and window to front.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to rear.



## SECOND FLOOR



## BEDROOM 4

Window to front and Velux window to rear.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights.



## OUTSIDE

The property is situated along a private road of just three properties. A mature garden area extends to the front with high hedging and a driveway leads up to the single garage with attached carport providing ample parking. The rear garden enjoys a southerly aspect and much seclusion. There is an abundance of mature shrubs and trees plus a patio area with central lawn.







## 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 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.







Floor 0

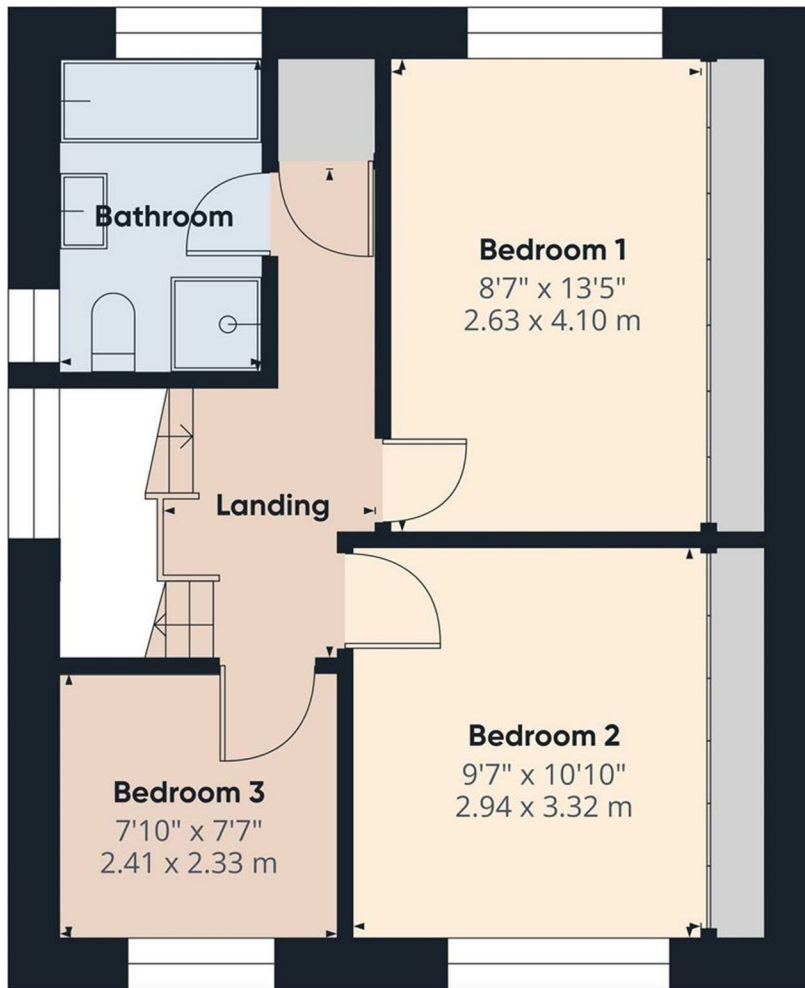


Approximate total area<sup>m</sup>  
949 ft<sup>2</sup>  
88.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

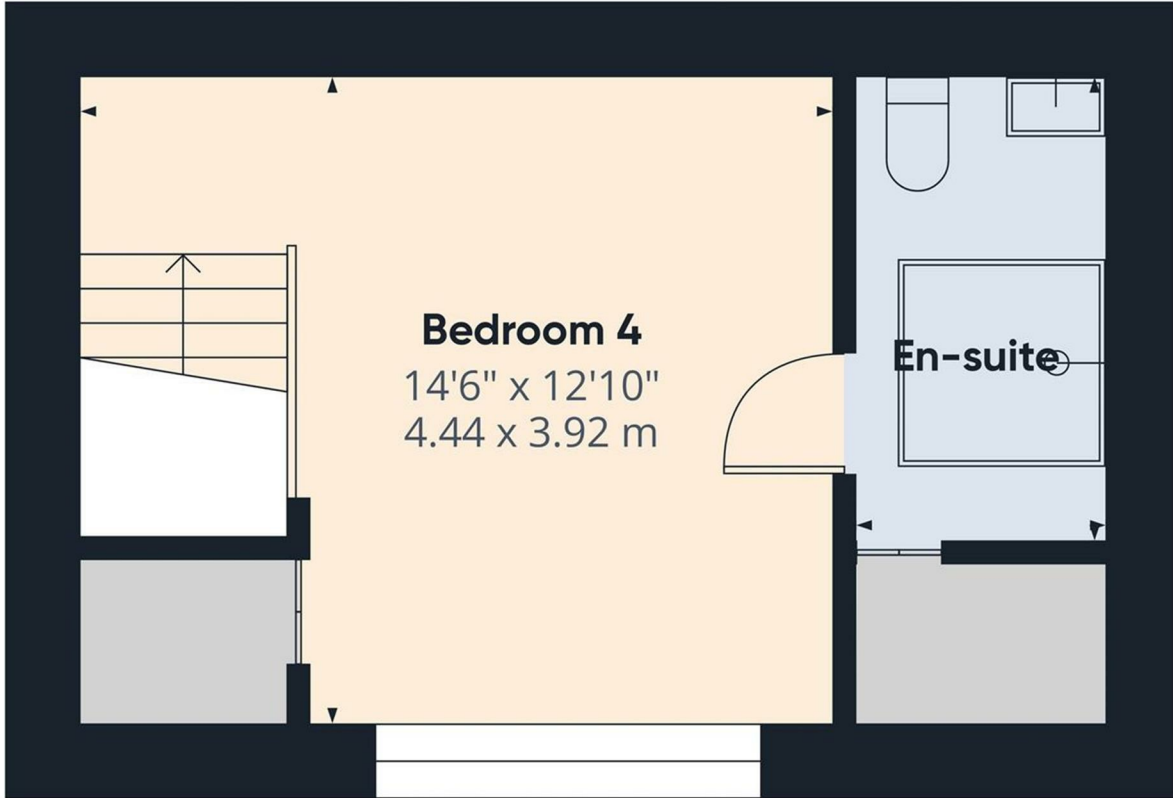


Approximate total area<sup>m</sup>  
441 ft<sup>2</sup>  
40.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

Approximate total area<sup>m</sup>

227 ft<sup>2</sup>  
21.1 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom


..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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	