



7 Broadley Way, Welton, East Yorkshire, HU15 1TA

- 📍 Superb Det House
- 📍 South Facing to Rear
- 📍 4 Double Bedrooms
- 📍 Council Tax Band = F

- 📍 Stunning Kitchen
- 📍 Double Garage
- 📍 Viewing a Must!
- 📍 Freehold/EPC = C

£379,950

INTRODUCTION

This superb four bedrooned detached house is ideal for family occupation, situated in a popular cul-de-sac setting, well placed for schools and amenities. Immaculately presented the accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., separate study, large lounge with double doors to the garden and a particular feature is the stunning open plan dining kitchen with sleek modern units and integrated AEG appliances. Upon the first floor are four double bedrooms, the main of which has an impressive part vaulted ceiling, feature window and en-suite shower room. There is also a separate stylish house bathroom. Gas fired central heating to radiators and uPVC double glazing is installed. A twin width driveway provides parking and access to the integral double garage. The rear garden enjoys a southerly facing aspect and has a patio area complimented by a lawn and shrub borders. In all, a superb property of which early viewing is strongly recommended.

LOCATION

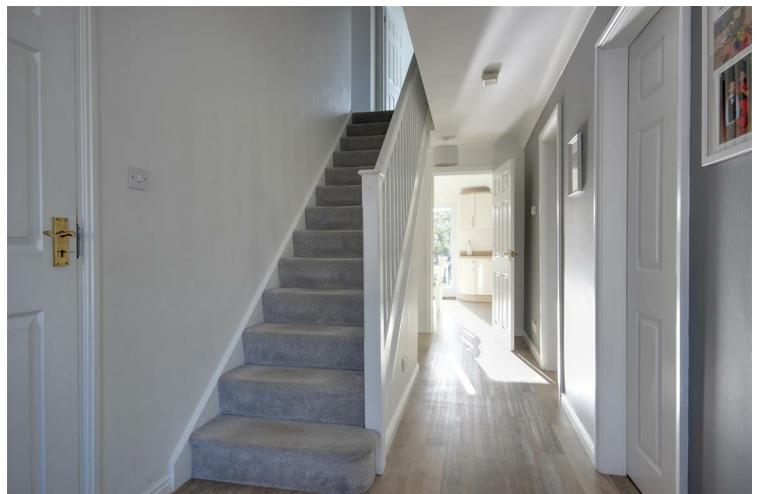
The property is situated on Broadley Way, accessed via Wiske Avenue and Loxley Way in Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling 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:

ENTRANCE HALLWAY

With stairs to first floor off and storage cupboard beneath. Internal door through to the garage.



CLOAKS/W.C.

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

STUDY



LOUNGE

15'5" x 14'0" approx (4.70m x 4.27m approx)

With window to side and double doors opening out to the rear patio.



DINING KITCHEN

18'4" x 15'10" approx (5.59m x 4.83m approx)

A superb room to the rear of the house with window overlooking the rear garden and external door opening out to the patio. The kitchen features an extensive range of sleek modern units with work surfaces, one and a half sink and drainer and mixer tap, integrated AEG oven, combination microwave, four ring induction hob and extractor hood above. There is also an integrated dishwasher and fridge freezer. Karndean flooring, further window to side elevation.



UTILITY ROOM

8'2" x 5'2" approx (2.49m x 1.57m approx)

With fitted base and wall mounted units, sink and drainer, plumbing for automatic washing machine, wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

With useful storage cupboard situated off.

BEDROOM 1

12'6" x 12'3" approx (3.81m x 3.73m approx)

With fitted wardrobes and over stairs cupboard. This impressive room has a part vaulted ceiling and a feature window to the front elevation.



EN-SUITE SHOWER ROOM

A suite comprising large shower cubicle, wash hand basin and W.C., tiling to the walls and floor.



BEDROOM 2

16'9" x 12'4" approx (5.11m x 3.76m approx)

Window to front elevation.



BEDROOM 3

13'6" x 11'0" approx (4.11m x 3.35m approx)

With window to rear elevation.



BEDROOM 4

14'10" x 10'2" approx (4.52m x 3.10m approx)

Window to rear elevation.



BATHROOM

With contemporary suite comprising low level W.C., wash hand basin and cabinet, panelled bath with shower over and screen, tiling to the walls and floor, heated towel rail.



OUTSIDE

A twin width driveway provides parking and access to the integral double garage. The rear garden enjoys a southerly facing aspect and has a patio area complimented by a lawn and shrub borders.



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 F. 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

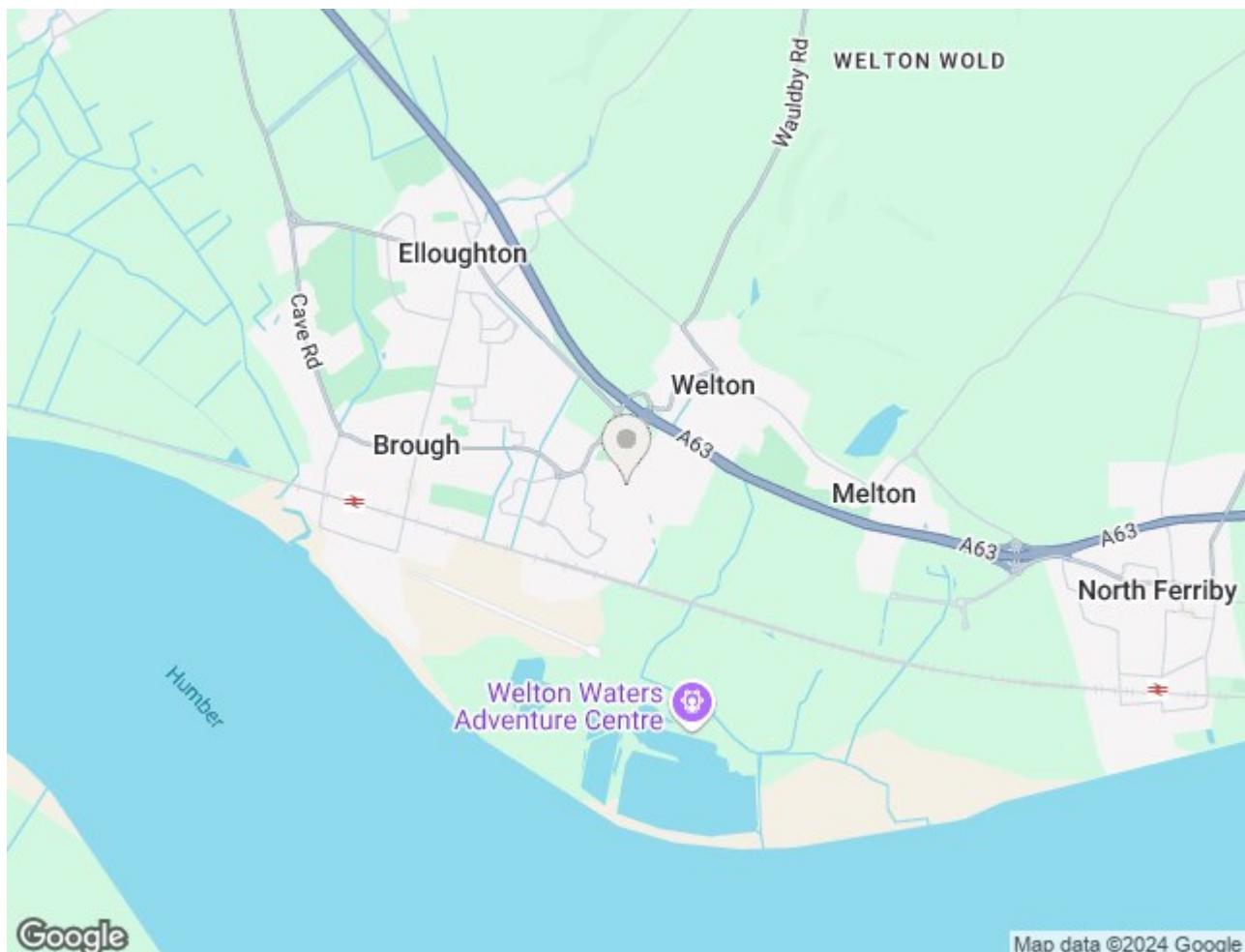
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

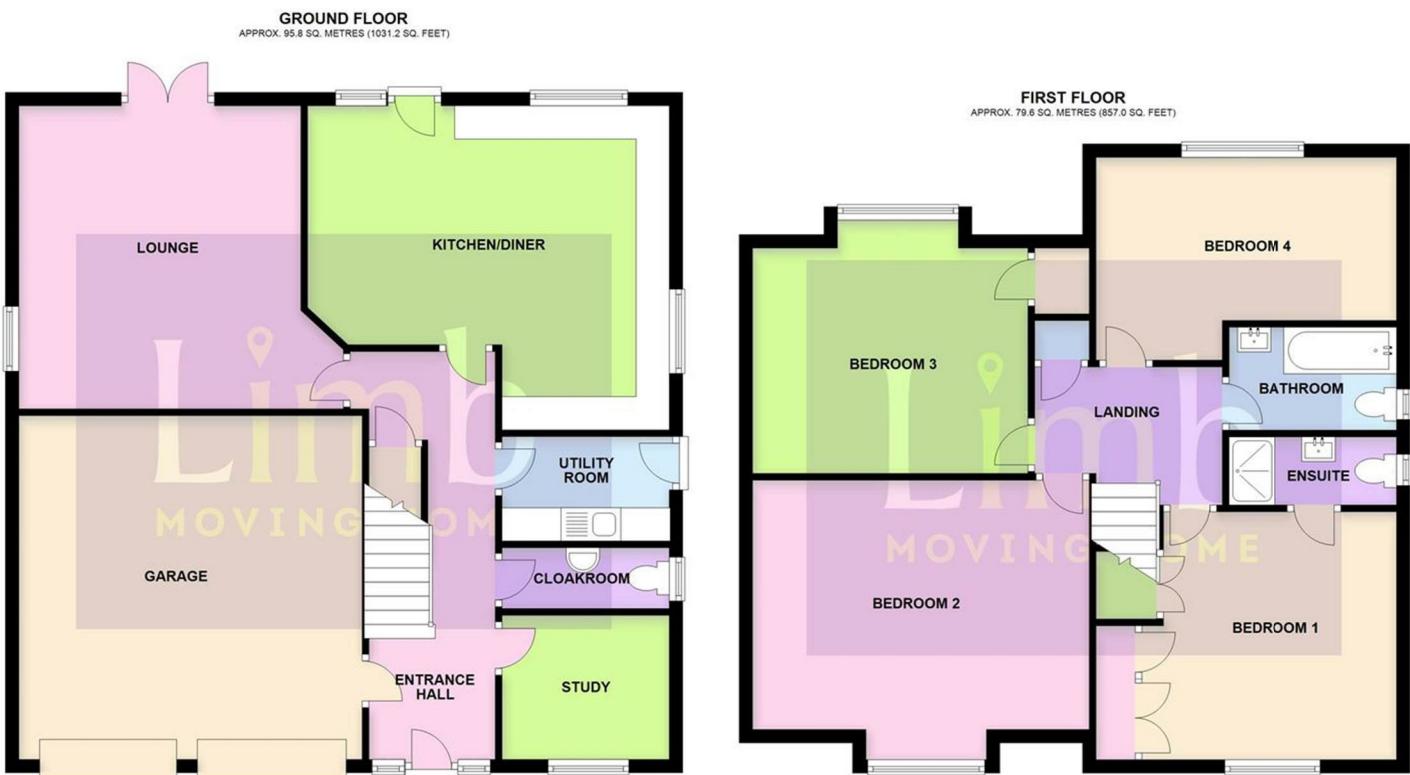
PHOTOGRAPH DISCLAIMER

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.





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	74	82
(81-91) B		
(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

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 