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Limb
MOVING HOME



42 Airedale Drive, Brough, East Yorkshire, HU15 1US

- 📍 Superb Detached House
- 📍 Bespoke Enhancements
- 📍 Stylish Interior
- 📍 Council Tax Band = E
- 📍 Modern Open Plan Living
- 📍 Landscaped Rear Garden
- 📍 Parking for up to 6 Cars
- 📍 Freehold / EPC = B

Offers In The Region Of £367,500

INTRODUCTION

Offered for sale with no onward chain, this stunning detached home, built just five years ago, occupies a prime corner position, presenting a perfect blend of modern luxury and thoughtful design. The current owner has made bespoke enhancements, transforming it into a truly magnificent residence.

Upon entry, the spacious hall provides a welcoming feel, leading to a dedicated study for focused work, a convenient cloaks/W.C., and the heart of the home: a magnificent open-plan living kitchen. Double doors seamlessly connect this space to the lounge, offering the flexibility to create a unified entertaining area or a separate retreat. A utility room provides additional practicality.

The first floor hosts four generously sized double bedrooms. The main bedroom features a fitted wardrobes and a private en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. Comfort is assured year-round with Nest app-controlled central heating and uPVC double glazing.

Outside, the property is equally impressive. The corner plot provides extensive parking for up to six vehicles, leading to a detached garage. There is also an EV charger installed. The beautifully landscaped rear garden is a serene oasis, featuring a patio area with a lawn, a second patio with a pergola, and raised planters with a tranquil water feature. A dedicated space behind the garage is perfect for a hot tub, making this a home built for both relaxation and entertaining. This is a property where every detail has been considered, creating a lifestyle of comfort and elegance.



LOCATION

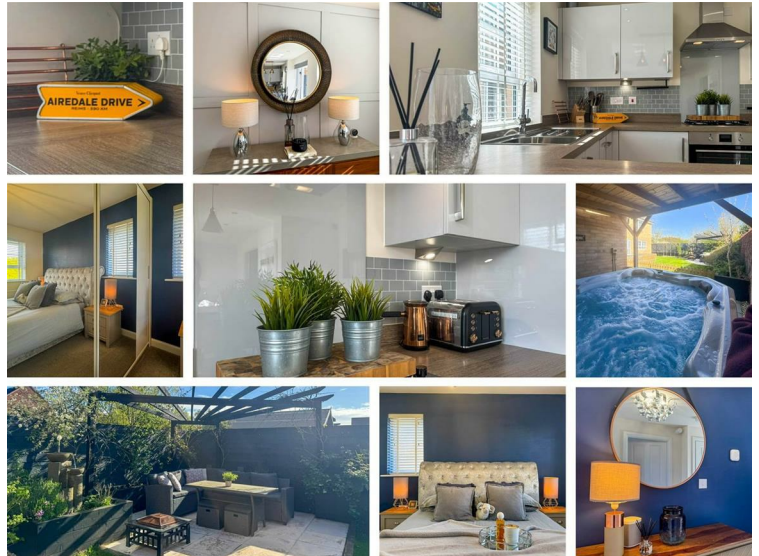
The property is tucked away on Airedale Drive, which forms part of the Harrier Chase development in Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. 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

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

Residential entrance door to:



ENTRANCE HALL

With storage cupboard to corner and staircase leading up to the first floor.



STUDY

With window to the front elevation.



CLOAKS/W.C.

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



OPEN PLAN KITCHEN

Spanning the width of the property with central French doors leading out to the rear garden. The kitchen is fitted with stylish units and complementing worktops incorporating a sink and drainer with boiling and filtered water tap, oven, four ring gas hob with extractor above, fridge/freezer and dishwasher. There is a breakfast bar peninsular and window to rear. Opening through to the utility area.



KITCHEN



DINING AREA

With window to rear and French doors leading through to the lounge.



UTILITY

With fitted units, plumbing for a washing machine and external access door to side. There is a dual temperature wine cooler which may be available by separate negotiation.

LOUNGE

Featuring a media wall with built in 60" remote control electric fire with different LED colour options. The 75" inset TV may be available by separate negotiation. Window to the front elevation and French doors connect through to the kitchen.



FIRST FLOOR

LANDING

With large airing/cylinder cupboard.

BEDROOM 1

With fitted wardrobes and windows to the front and side elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure with rainhead and handheld shower system, wash hand basin and low flush W.C.



BEDROOM 2

With built in storage cupboard and window to the front elevation.



BEDROOM 3

Window to rear.



BEDROOM 4

Window to rear.



BATHROOM

With suite comprising a bath with shower over featuring rainhead and handheld shower system and screen, wash hand basin and low flush W.C. Window to rear.



OUTSIDE

The property occupies a corner plot provides extensive parking for up to six vehicles, leading to a detached garage. There is also an EV charger installed. The beautifully landscaped rear garden is a serene oasis, featuring a patio area with a lawn, a second patio with a pergola, and raised planters with a tranquil water feature. A dedicated space behind the garage is perfect for a hot tub. The hot tub and pergola in situ may be available by separate negotiation.



PATIO & PERGOLA



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 E. 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.

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.

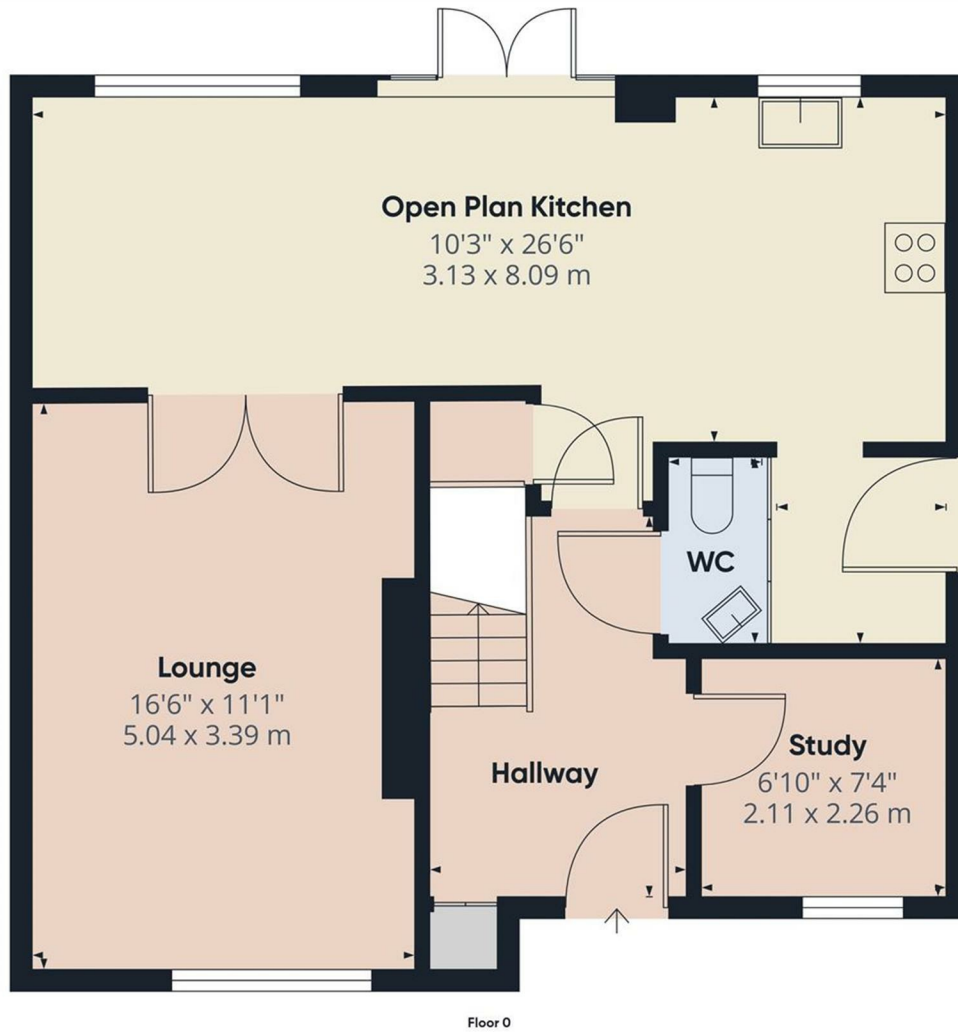
PHOTOGRAPH DISCLAIMER

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.



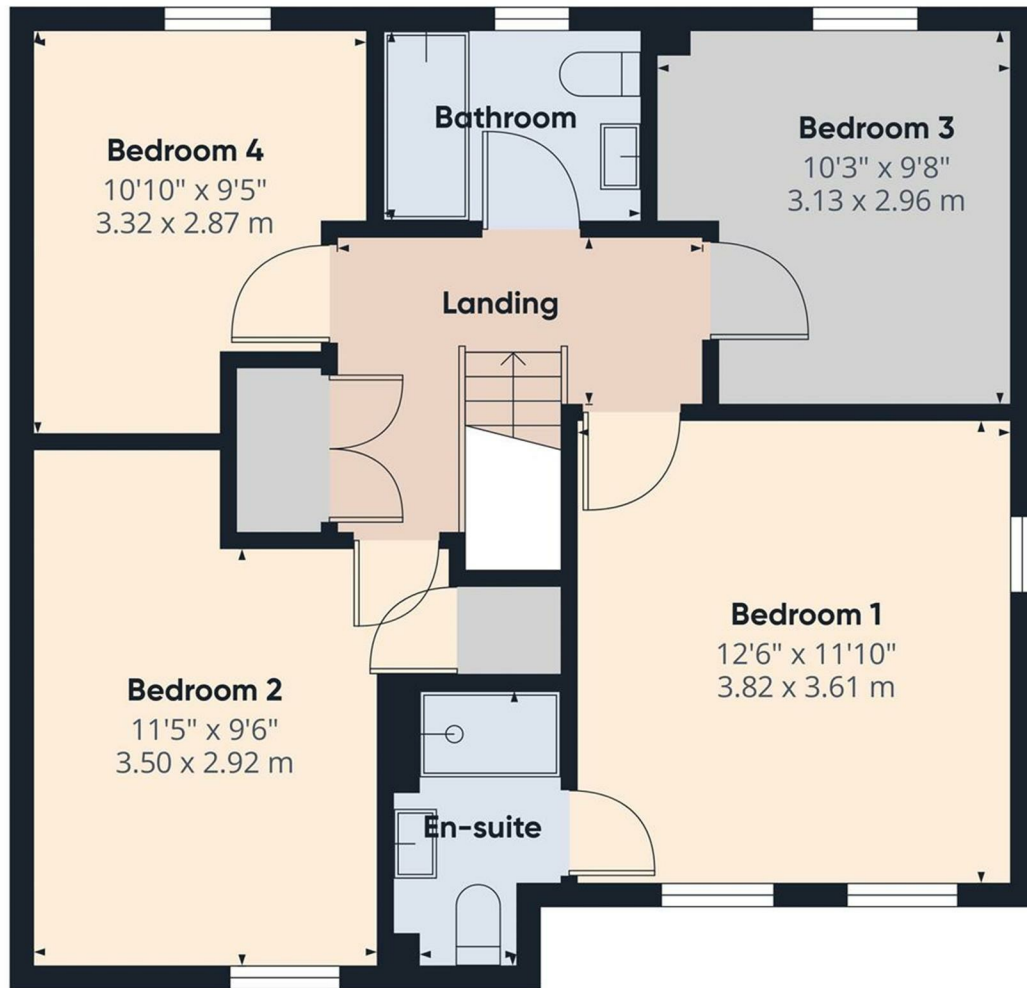


Approximate total area^m
632 ft²
58.7 m²

(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^m
605 ft²
56.2 m²

(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

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	