

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*2 Avocet Close, Brough, East Yorkshire, HU15 1WD*

- 📍 Spacious Semi-Detached
- 📍 Three Beds / Three Baths
- 📍 Large Dining Kitchen
- 📍 Council Tax Band = D

- 📍 Quality Specification
- 📍 Parking & Garage
- 📍 Secluded Location
- 📍 Freehold / EPC = B

**£300,000**



## INTRODUCTION

Ready to move into is this superb semi-detached house situated within a secluded location in the heart of Brough, ideally placed for an excellent range of amenities. Situated within a cul-de-sac of only four semi-detached houses and being set back from Welton Road, accessed across a long approach driveway. With a high quality specification, this beautifully presented home offers a thoughtfully designed layout which comprises an entrance hall, cloaks/W.C., separate lounge and an open plan dining kitchen across the rear of the house with bay window and doors leading out to the rear garden. Upon the first floor are two large double bedrooms, the main bedroom served by an en-suite and there is a separate bathroom. Upon the second floor lies a further large double bedroom which has its own en-suite shower room. The accommodation has uPVC framed double glazing and gas fired central heating.

There is parking for two cars within the driveway to the front and a single garage. The delightful rear garden enjoys a southerly aspect and is lawned with patio area and attractive borders.

## LOCATION

Avocet Close is situated in the centre of Brough, off Welton Road, close to Cavendish Park. The property is secluded from Welton Road and is convenient for Brough's excellent range of amenities. 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.

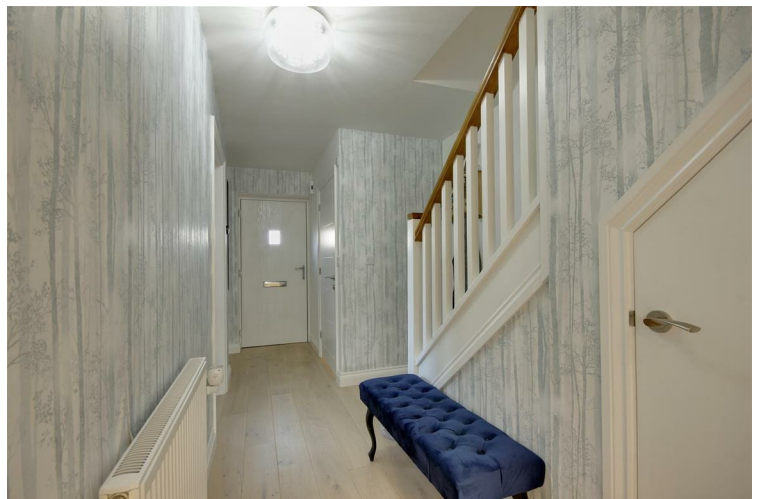


## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor off, cupboard underneath.



## CLOAKS/W.C.

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



## LOUNGE

12'7" x 12'6" approx (3.84m x 3.81m approx)

Measurements up to bay window to the front elevation.



## DINING KITCHEN

19'9" x 10'9" approx (6.02m x 3.28m approx)

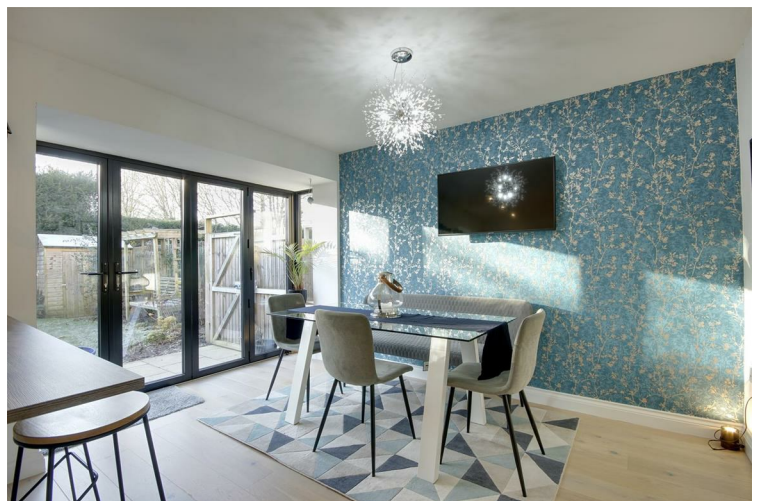
Having a range of premium fitted base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer plus a host of integrated appliances including an oven, four ring hob with filter hood above, microwave, fridge/freezer, dishwasher and washing machine. There is a dining/living area with bi-folding doors opening out to the southerly facing garden.



## KITCHEN AREA



## DINING AREA



## FIRST FLOOR



## LANDING

With staircase leading up to the second floor.



## BEDROOM 1

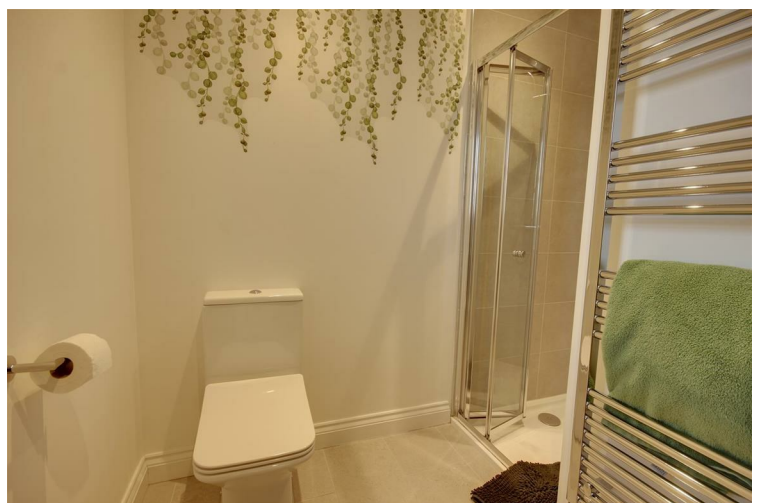
12'7" x 12'7" approx (3.84m x 3.84m approx)  
Extending to 19'9" approx. With window to front elevation.





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure with rainhead shower system, vanity unit with wash hand basin and low flush W.C. Window to front. Heated towel rail.



## BEDROOM 2

12'7" x 10'9" approx (3.84m x 3.28m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to rear.



## SECOND FLOOR



## BEDROOM 3

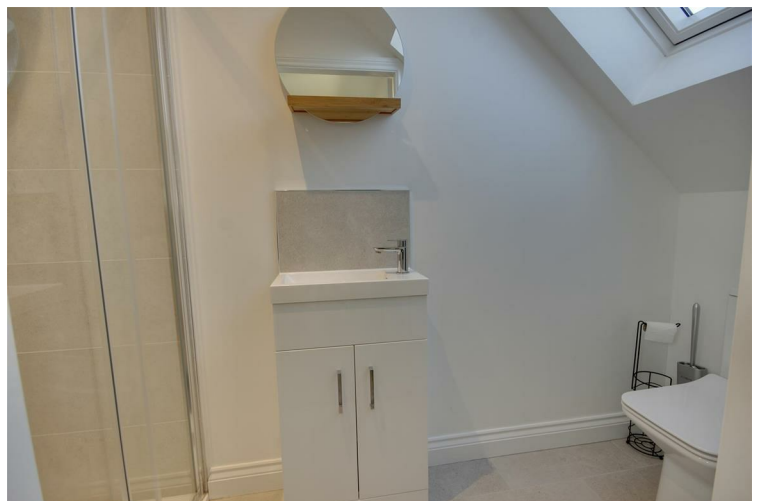
13'10" x 12'5" approx (4.22m x 3.78m approx)

With Velux windows to rear elevation. Cupboard housing the gas central heating boiler. Access to eaves storage.



## EN-SUITE

With suite comprising a shower enclosure with rainhead shower system, vanity unit with wash hand basin and low flush W.C. Heated towel rail and Velux window to front.





## OUTSIDE

There is parking for two cars within the driveway to the front and a single garage. The delightful rear garden enjoys a southerly aspect and is lawned with patio area and attractive borders.



## REAR VIEW



## GARAGE



## CENTRAL HEATING

The central heating system is gas powered with a 2 zoned fully wired thermostat system enabling control of the upstairs and downstairs living space independently. A Vaillant combination boiler with steel panel radiators and thermostatic radiator valves in each room. Bathrooms will have chrome heated water ladder towel rails.

## DOUBLE GLAZING

With uPVC double glazing.

## 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

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.

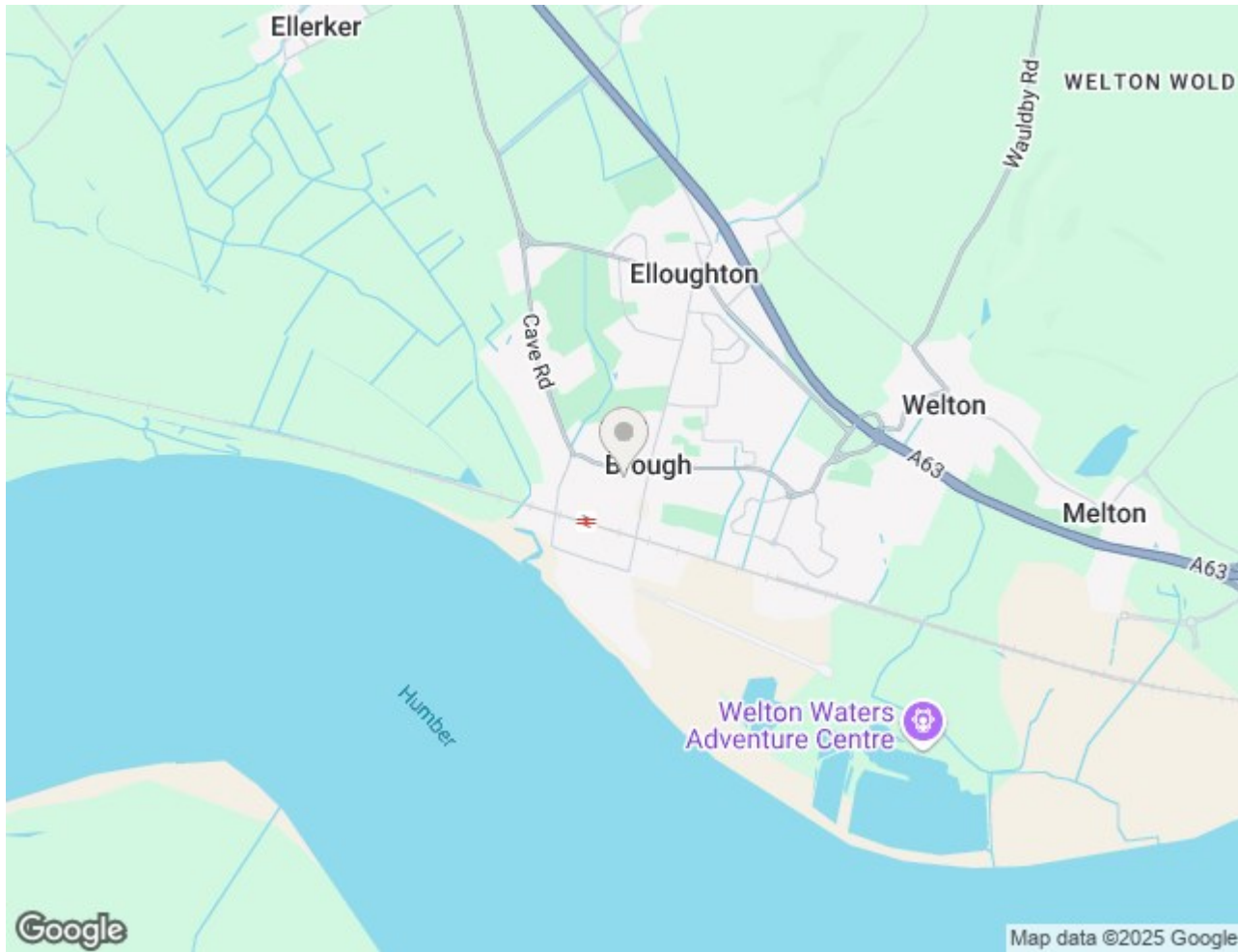
## PHOTOGRAPH DISCLAIMER

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

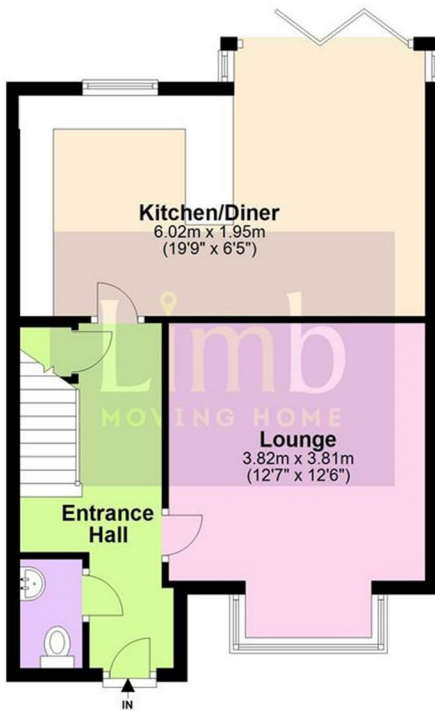
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





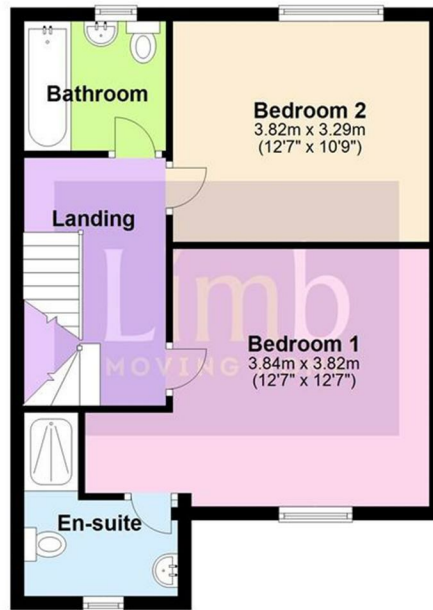
## Ground Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



## Second Floor


Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 95.3 sq. metres (1026.3 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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	