

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*79 Blackburn Avenue, Brough, East Yorkshire, HU15 1ER*

- 📍 Terraced House
- 📍 No Chain!
- 📍 Lovely Conservatory
- 📍 Shower Room
- 📍 Fitted Kitchen
- 📍 Garden & Garage
- 📍 Lounge
- 📍 EPC=

**£112,000**



## INTRODUCTION

Situated within a cul-de-sac on the popular Blackburn Avenue is this terraced home ideal for the first time buyer. The accommodation has the benefit of gas central heating and uPVC double glazing and briefly comprises a fitted kitchen, lounge, lovely rear conservatory, bedroom with fitted wardrobes and a shower room. Low maintenance gardens extend to the rear with patio and a raised deck. The property overlooks the field of Blackburn Social and Community Club to the rear. There is a garage in the courtyard to the side with parking in front.

## LOCATION

The property is located in a small popular cul-de-sac of similar properties along Blackburn Avenue located off Skillings Lane and is ideally placed to take advantage of Brough's good range of shops and amenities. There is a nearby primary school with secondary schooling at South Hunsley which lies a few miles away. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### KITCHEN

10'9" x 8'7" approx (3.28m x 2.62m approx)

With fitted base and wall units, laminate work surfaces, sink and drainer with mixer tap, cooker point, tiled splashbacks and window to front elevation. Opening through to the lounge.



## LOUNGE

12'1" x 10'9" approx (3.68m x 3.28m approx)

With stairs to the first floor off. Door through to the conservatory.



## CONSERVATORY

12'7" x 8'6" approx (3.84m x 2.59m approx)

With double doors opening out to the rear garden.



## FIRST FLOOR

### *LANDING*

With storage cupboard and window to front elevation.

### *BEDROOM*

12'0" x 10'9" approx (3.66m x 3.28m approx)

With fitted wardrobes to one wall. Window to rear elevation.



### *SHOWER ROOM*

With wet room style shower, pedestal wash hand basin and low flush W.C. Window to front elevation.





## OUTSIDE

A low maintenance garden extends to the rear with paving, planted beds and a raised deck. The property overlooks the field of Blackburn Social and Community Club. There is a garage in the courtyard to the side with parking in front.



## TENURE

Freehold

## COUNCIL TAX BAND

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

## STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



### First Floor


Approx. 21.0 sq. metres (226.5 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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	