

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



*6 Thorpe Road, Brough, East Yorkshire, HU15 1BS*

- 📍 Semi-Detached House
- 📍 Extended Accommodation
- 📍 Three Bedrooms
- 📍 Two Reception Rooms
- 📍 Kitchen & Utility
- 📍 Gardens & Driveway
- 📍 No Onward Chain
- 📍 EPC = D

**£159,950**

## INTRODUCTION

Situated in this popular village location is this semi-detached house with extended accommodation and no onward chain. The property has the benefit of gas central heating to radiators, gas central heating and the accommodation comprises an entrance hall, lounge with feature fireplace, dining room opening through to the kitchen with doors leading out to the rear garden. There is a utility room plus W.C. To the first floor are three good bedrooms and a modern shower room.

Gardens and a driveway extend to the front providing good off street parking. The rear garden is set out for ease of maintenance with patio areas and fenced and hedged boundaries.

## LOCATION

Thorpe Road is situated off Humber Crescent which runs off Welton Road in Brough. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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 the first floor off.



## LOUNGE

14'8" x 11'4" approx (4.47m x 3.45m approx)

With feature fireplace and window to front elevation.



### *DINING ROOM*

10'7" x 10'2" approx (3.23m x 3.10m approx)  
Opening through to the kitchen.



### *KITCHEN*

13'2" x 9'11" approx (4.01m x 3.02m approx)  
Having a range of fitted base and wall units with roll top worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, tiled splashbacks, tiled floor, window to rear and doors to garden.



### UTILITY

With base units, sink and drainer, plumbing for automatic washing machine. Understairs cupboard and external access doors to front and rear elevations.

### W.C.

With low flush W.C. and window to rear elevation.

### FIRST FLOOR

### LANDING

With loft access hatch and window to side elevation.

### BEDROOM 1

13'0" x 10'3" approx (3.96m x 3.12m approx)

With built in wardrobes and airing cupboard. Window to rear elevation.



### BEDROOM 2

11'3" x 9'4" approx (3.43m x 2.84m approx)

With wardrobes and window to front elevation.





### BEDROOM 3

9'8" x 7'2" approx (2.95m x 2.18m approx)  
With wardrobes and window to front elevation.



### SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls, window to rear.



## OUTSIDE

Gardens and a driveway extend to the front providing good off street parking. The rear garden is set out for ease of maintenance with patio areas and fenced and hedged boundaries.



## PATIO AREA



## 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.

### VIEWING APPOINTMENT

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

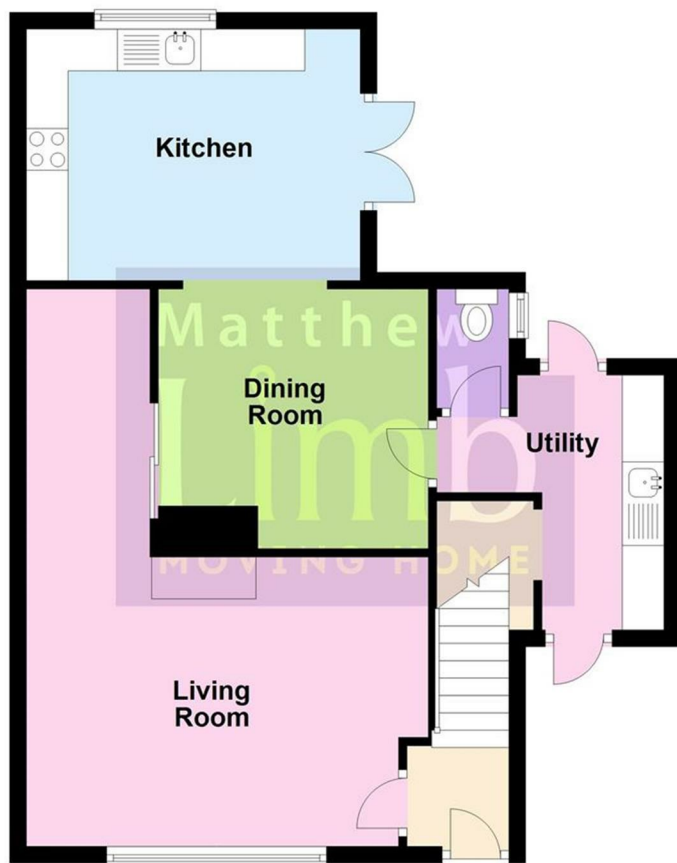
SELLERS NAME(S) .....





### Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 96.0 sq. metres (1033.3 sq. feet)

