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**Limb**  
MOVING HOME



*53 Spitfire Drive, Brough, East Yorkshire, HU15 1YP*

- 📍 Semi-Detached House
- 📍 Three Good Sized Bedrooms
- 📍 Spacious Lounge
- 📍 Council Tax Band = C
- 📍 Kitchen With Appliances
- 📍 Rear Garden
- 📍 Two Parking Spaces
- 📍 Freehold / EPC = B

**£220,000**

## INTRODUCTION

Forming part of a popular modern residential development is this well presented semi-detached house with designated parking for two cars. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., spacious lounge plus a contemporary kitchen with an array of integrated appliances. At first floor level are three good sized bedrooms and a bathroom with shower facility. The property has the benefit of gas central heating and uPVC double glazing.

There is a small garden area to the front and the rear garden is attractively arranged with patio and lawn. Designated parking to the rear for two cars.

## LOCATION

Spitfire Drive is situated off Blenheim Avenue within the new housing development to the south of 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

### CLOAKS/W.C.

With low flush W.C., wash hand basin and feature flooring.





## LOUNGE

15'0" x 14'4" approx (4.57m x 4.37m approx)

Measurements to extremes. Window to front and staircase leading up to the first floor.



## DINING KITCHEN

14'11" x 8'10" approx (4.55m x 2.69m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, sink and drainer with mixer tap plus an array of integrated appliances including an oven, four ring gas hob with filter above, fridge/freezer, dishwasher and washing machine. Tiled floor, inset spot lights and French doors opening out to the rear garden.



## DINING AREA



## FIRST FLOOR

### LANDING

With loft access hatch.

## BEDROOM 1

12'2" x 8'0" approx (3.71m x 2.44m approx)  
Window to rear.



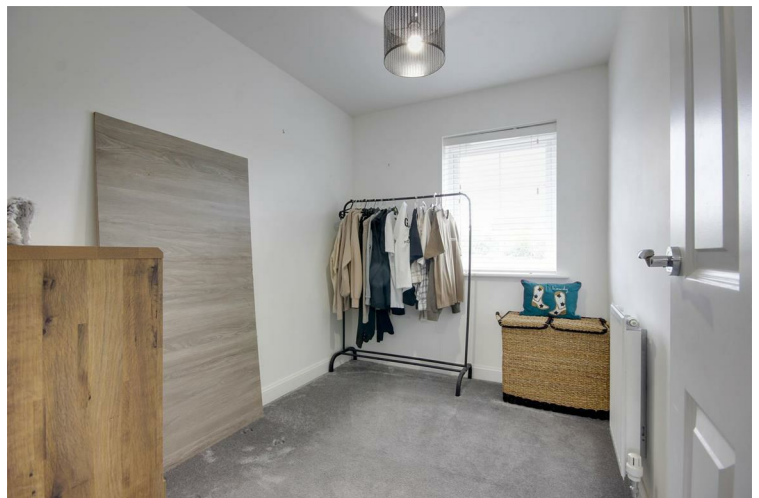
## BEDROOM 2

11'2" x 8'0" approx (3.40m x 2.44m approx)  
Window to front.



## BEDROOM 3

8'11" x 6'8" approx (2.72m x 2.03m approx)  
Window to rear.





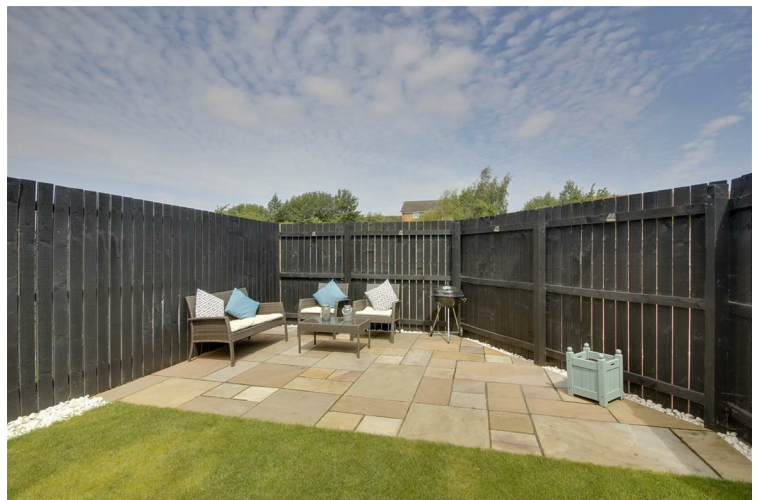
## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor, heated towel rail, storage cupboard and window to front.



## OUTSIDE

There is a small garden area to the front and the rear garden is attractively arranged with patio and lawn. Designated parking to the rear for two cars.



## 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 C. 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.



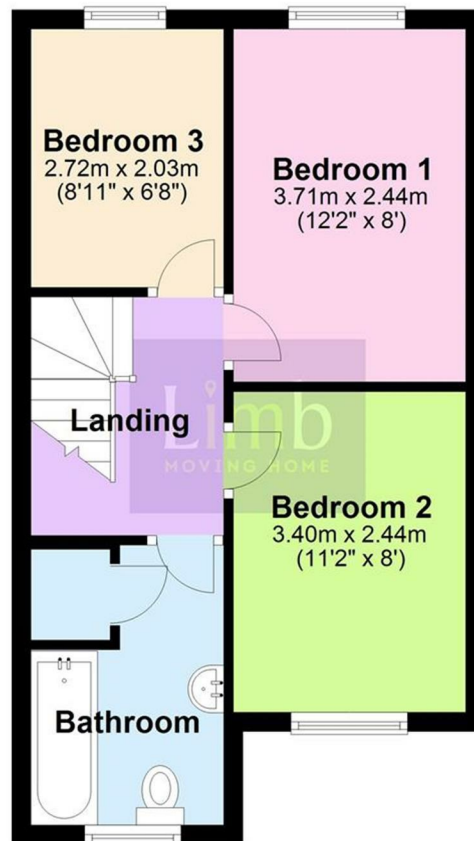
### Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)




### First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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	