

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



99 Blackburn Avenue, Brough, East Yorkshire, HU15 1ER

📍 2 Bedrooms

📍 Great Location

📍 End of Cul-de-Sac

📍 Council Tax Band = B

📍 Terraced House

📍 South Facing Garden

📍 2 x Off-Street Parking

📍 Freehold / EPC = C

£160,000

## INTRODUCTION

Set at the end of the established cul-de-sac on Blackburn Avenue in Brough, this two-bedroom terraced home offers convenience and comfort. Ideally suited for first-time buyers or investors, the property is presented in a good condition throughout. With a number of amenities including a Sainsbury's Local supermarket, salons, restaurants and public houses at the end of the street, the central location could be considered a key highlight to all. The property also benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises a kitchen and a lounge/diner on the ground floor, and two double bedrooms and a shower room on the first floor. The generously sized, south-facing rear garden features a paved patio, a lawn and secondary patio area with a storage shed at the far end. A gate from the garden leads into the communal car park in which the property benefits from two allocated off-street parking spaces.

Presenting a perfect opportunity for any discerning buyer looking for a property in the heart of Brough, viewing is highly recommended.



## LOCATION

The property is situated in the corner of a cul-de-sac at the far end of Blackburn Avenue, off Skillings Lane in Brough. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley (Historic Market Town): Approx. 12 miles
- York: Approx. 35 miles
- Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Window to front and stairs to first floor.

## KITCHEN

Well presented space with fitted units and polished wood worksurfaces. There is an integrated double oven, four ring gas hob with filter canopy above and a tiled splashback with extends the surround. A one-and-a-half sink & drainer lies beneath a window to rear, there is plumbing for a washing machine and space for a dryer.



## LOUNGE/DINER

Main reception space with sliding door to the rear garden.



## FIRST FLOOR

## LANDING

**BEDROOM 1**

Window to the rear elevation.



**BEDROOM 2**

Storage cupboard to corner and window to rear elevation.



## SHOWER ROOM

Tiled walls throughout, comprising a walk-in shower, low flush W.C. and wash-hand basin atop fitted vanity unit and window to the rear elevation.



## OUTSIDE

The generously sized, south-facing rear garden features a paved patio, a lawn and secondary patio area with a storage shed at the far end. A gate from the garden leads into the communal car park in which the property benefits from two allocated off-street parking spaces.



## REAR PATIO



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of 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 B. 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

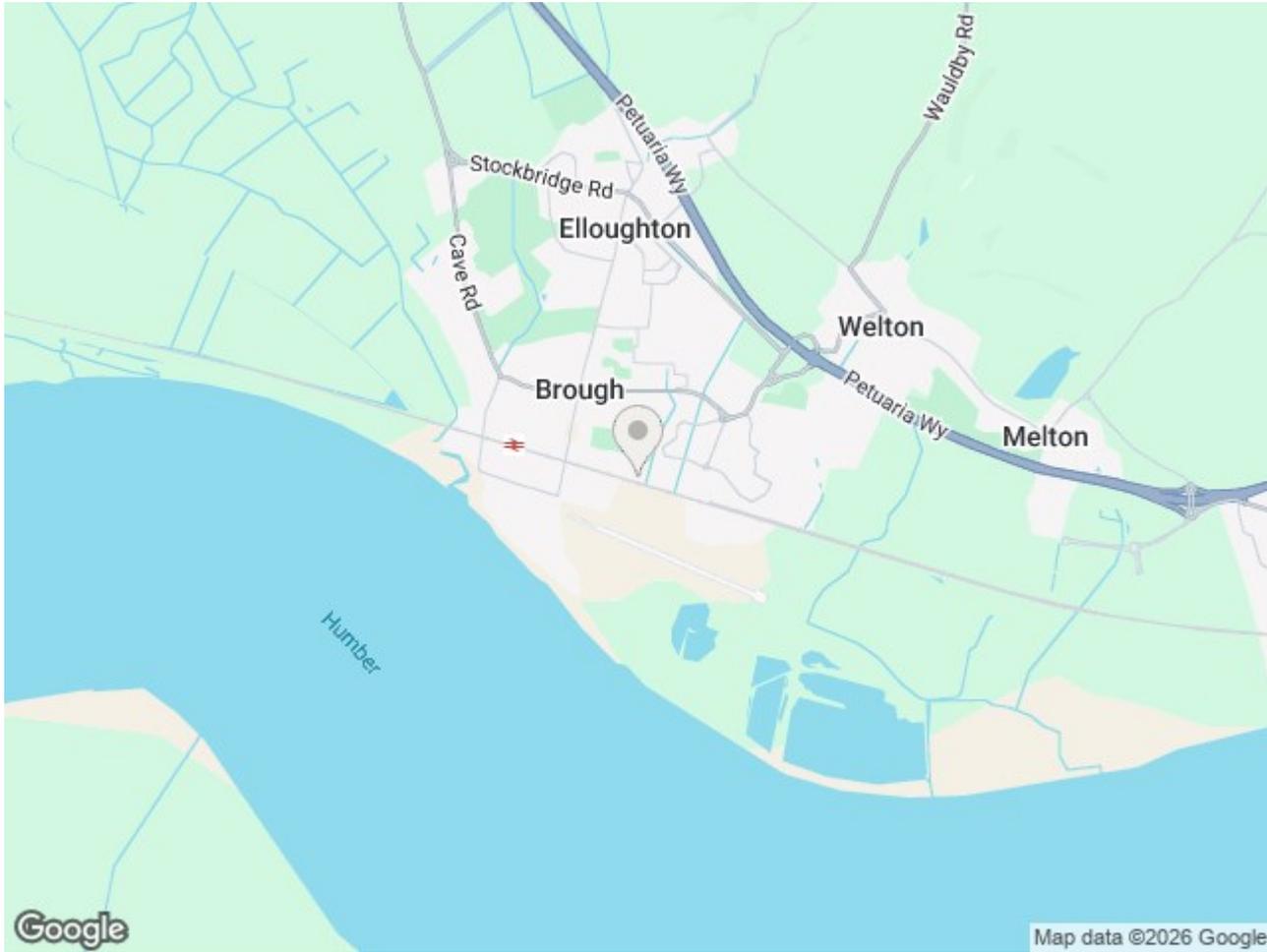
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

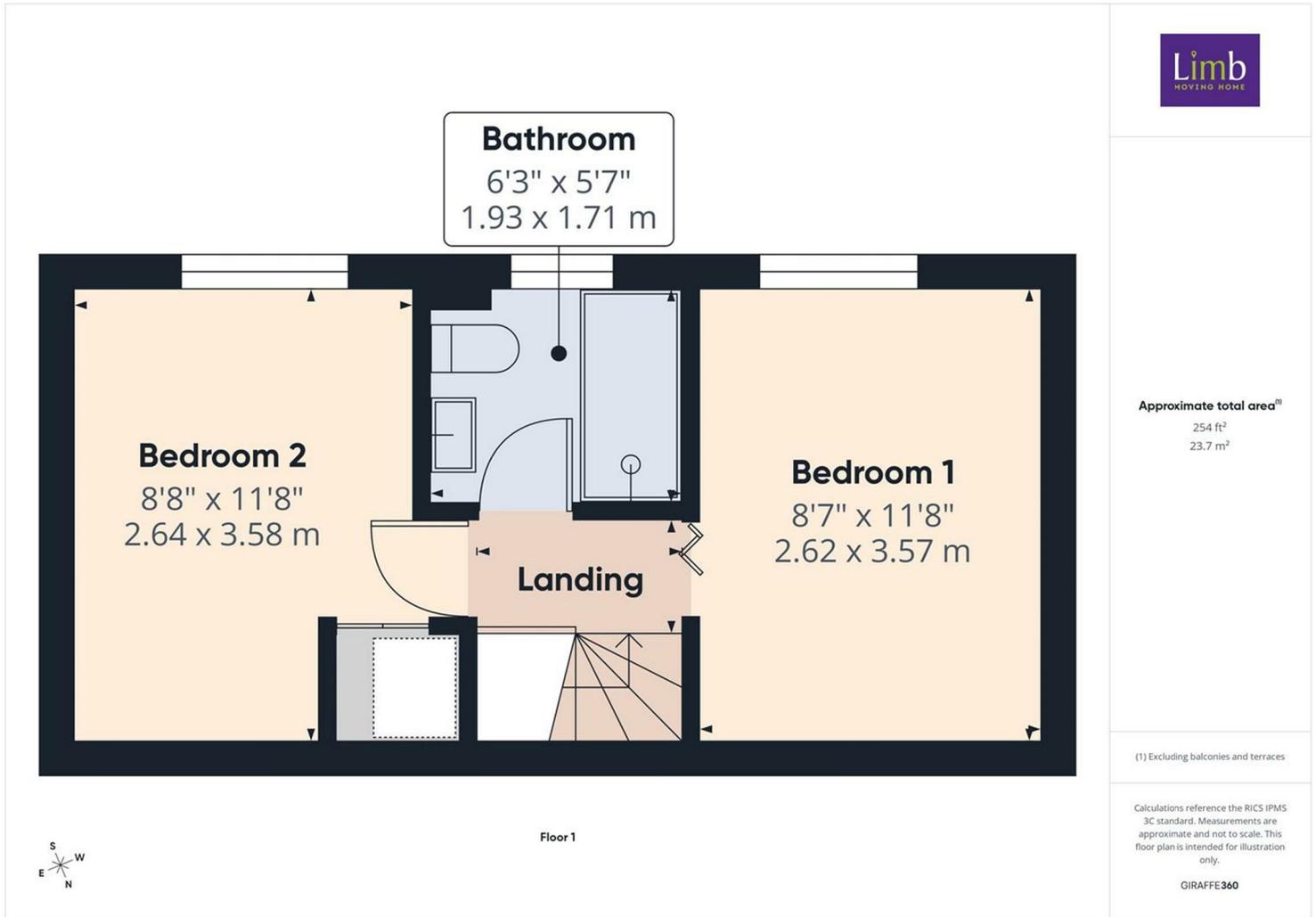
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

## PROPERTY TO SELL?

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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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	