



*48 Pickering Grange, Brough, East Yorkshire, HU15 1GY*

- 📍 Immaculately Presented
- 📍 Semi Det. Townhouse
- 📍 Superb Master Suite
- 📍 Lounge
- 📍 Fitted Kitchen
- 📍 Dining Room
- 📍 Gardens and Garage
- 📍 EPC = C

*Offers Over £230,000*

## INTRODUCTION

This immaculately presented and very impressive three storey semi detached town house is ready to move straight into! This contemporary design provides many features and outside has a southerly facing rear garden, side drive and a garage. The accommodation boasts central heating, uPVC framed double glazing and briefly comprises an entrance hall, lounge with deep bay window, fitted kitchen with breakfast bar peninsular and a rear dining/sitting room with doors out to the garden. At first floor are two double bedrooms, served by a bathroom and the main bedroom covers the whole of the upper floor with its bedroom area and en-suite shower room. Outside a driveway provides parking and gives access to the garage which has been converted into a storage space to the front and a work from home space to the rear. The garden incorporates a paved terrace and lawn which enjoy a southerly facing aspect.

## LOCATION

Pickering Grange is situated off Harewood Crest which runs off Ruskin Way within this popular residential development situated on the eastern fringes of the village 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 HALL

With stairs to first floor off.

### LOUNGE

12'1 x 16'1 approx (3.68m x 4.90m approx)

Plus bay window to front elevation. A lovely room having a deep bay window to the front.





*ALTERNATIVE VIEW*



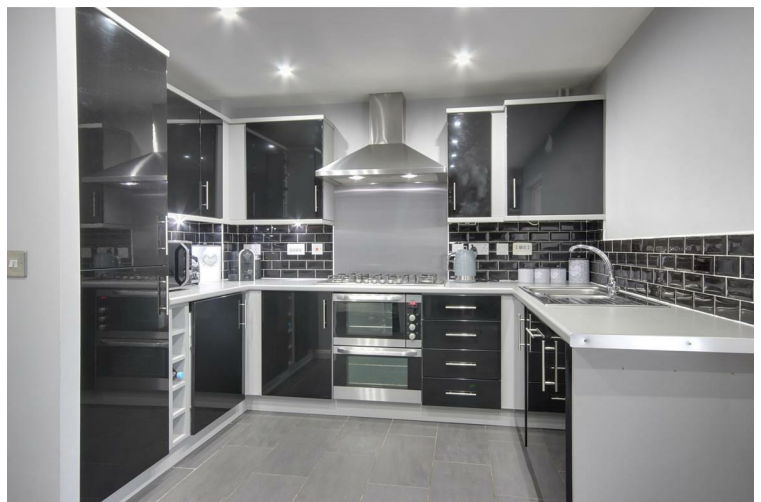
*KITCHEN*

15'6 x 9'8 approx (4.72m x 2.95m approx)

Having an excellent range of fitted base and wall mounted units with rolltop work surfaces plus a eating peninsular, one and a half sink and drainer, integrated double oven, six ring gas hob, filter hood above, fridge freezer and dishwasher. Tiling to the floor. A wide opening leads through to the:



*ALTERNATIVE VIEW*



*ALTERNATIVE VIEW*



*DINING/SITTING ROOM*

14'0 x 8'3 approx (4.27m x 2.51m approx)  
With part vaulted ceiling with inset Velux skylights, three windows to the rear elevation overlooking the garden and double doors leading out. Tiled flooring.



*WC*

With low level WC and wash hand basin.

*FIRST FLOOR*

*LANDING*

With cylinder cupboard, window to side and stairs to second floor off.

### *BEDROOM 2*

15'7 x 9'0 approx (4.75m x 2.74m approx)  
Two windows to the rear elevation. Having an excellent range of fitted wardrobes and matching drawers.



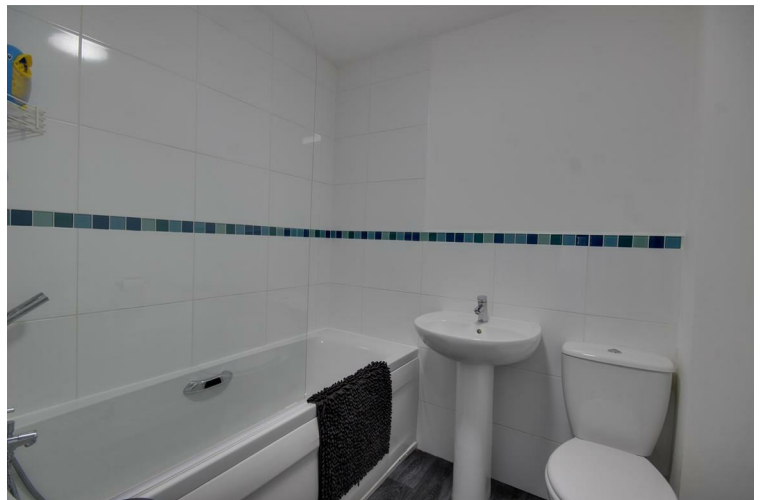
### *BEDROOM 3*

10'1 x 8'8 approx (3.07m x 2.64m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising low level WC, wash hand basin, bath with shower over and screen. Tiled surround.



### *SECOND FLOOR*



### *BEDROOM 1*

15'6 x 12'2 approx (4.72m x 3.71m approx)  
Plus bay window to front elevation. There is a range of attractive fitted wardrobes.



### *EN-SUITE SHOWER ROOM*

With suite comprising shower cubicle, low level WC, wash hand basin.  
Tiled surround and floor, heated towel rail.



### *OUTSIDE*

A driveway provides parking and access to the garage. The garage has been converted to provide a storage area and a space to the rear which is ideal for working from home. The rear garden enjoys a southerly aspect and has a paved terrace with lawn beyond.



*TENURE*

Freehold

*PERSONAL INTEREST DISCLAIMER*

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to an employee of this company

*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.

*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.

*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.

*VIEWING APPOINTMENT*

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

SELLERS NAME(S) .....

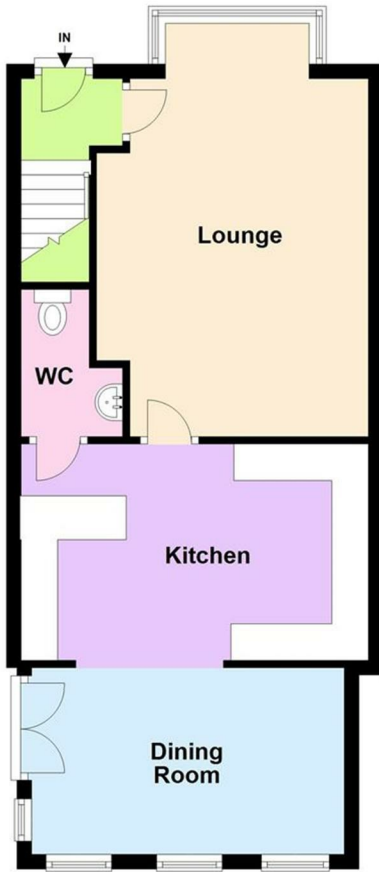






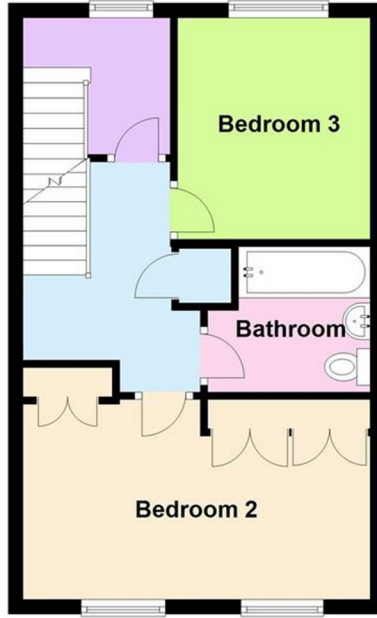
**Ground Floor**

Approx. 49.7 sq. metres (535.0 sq. feet)



**First Floor**

Approx. 37.7 sq. metres (406.3 sq. feet)



**Second Floor**

Approx. 23.7 sq. metres (254.6 sq. feet)



Total area: approx. 111.1 sq. metres (1196.0 sq. feet)

