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Matthew
Limb
MOVING HOME



24 Wrygarth Avenue, Brough, East Yorkshire, HU15 1DN

📍 Detached House

📍 Lovely Cul-De-Sac Position

📍 Four Good Bedrooms

📍 Bathroom & En-Suite

📍 Lounge

📍 Dining Kitchen

📍 Driveway, Gardens & Garage

📍 EPC=

£275,000

INTRODUCTION

This well presented detached house occupies a lovely cul-de-sac position close to the centre of this popular village and the many amenities. The modern property has the benefit of gas central heating and uPVC double glazing and comprises an entrance hall, cloaks/W.C., dining kitchen with appliances, utility room, lounge bay window, four bedrooms, bathroom and en-suite shower room. To the front of the property is a driveway providing excellent off street parking and leads onwards to the single garage. The rear garden enjoys a south westerly aspect and is mainly lawned with planted borders.

LOCATION

Wrygarth Avenue is situated off Welton Road in Brough and is close to the many amenities the village has to offer. 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 the first floor off.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

14'9" x 11'6" approx (4.50m x 3.51m approx)

With bay window to front elevation.



DINING KITCHEN

16'2" x 8'5" approx (4.93m x 2.57m approx)

Having a range of modern fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer unit, tiled splashbacks, oven, four ring gas hob with chimney style filter hood over, ample space for a table and chairs and doors out to the rear garden.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



UTILITY

With plumbing for an automatic washing machine External access door to side.

FIRST FLOOR

LANDING

Window to side elevation.



BEDROOM 1

17'1" x 8'5" approx (5.21m x 2.57m approx)
With fitted wardrobes and window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, pedestal wash hand basin and low flush W.C. Heated towel rail.



BEDROOM 2

12'11" x 8'5" approx (3.94m x 2.57m approx)
Window to front elevation.



BEDROOM 3

10'11" x 8'5" approx (3.33m x 2.57m approx)
Window to rear elevation.



BEDROOM 4

9'4" x 8'5" approx (2.84m x 2.57m approx)
Window to rear elevation.



BATHROOM

With suite comprising bath with shower over and screen, pedestal wash hand basin, low flush W.C., window to side elevation.



OUTSIDE

The property occupies a lovely position within this cul-de-sac. To the front of the property is a driveway providing excellent off street parking and leading to the single garage. The rear garden enjoys a south westerly aspect and is mainly lawned with planted borders and hedged and fenced boundary.



ALTERNATIVE VIEW



REAR VIEW OF THE PROPERTY



TENURE

Freehold

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.

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

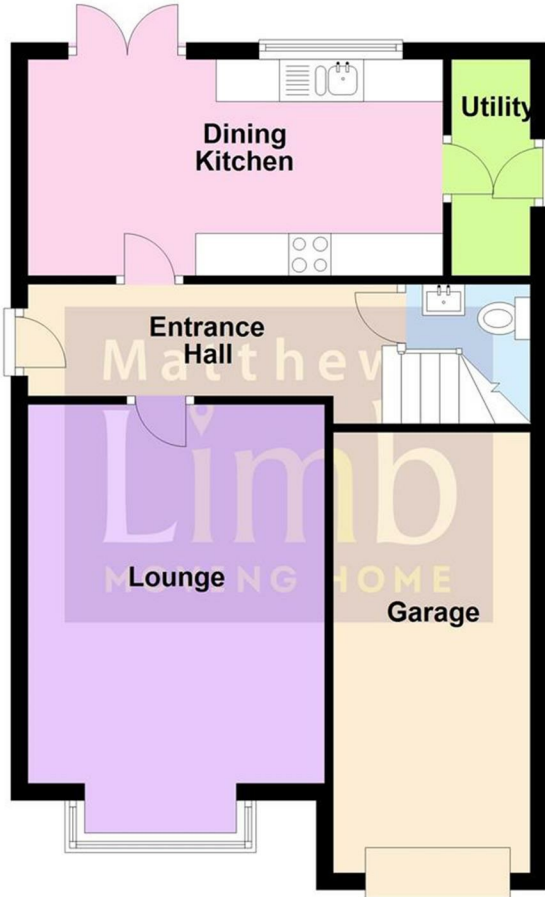
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)




First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	